

ORDINANCE-O-2012- 85

A BILL FOR AN ORDINANCE REPEALING AND REENACTING CHAPTERS 16.04, 16.06, 16.12, 16.14, 16.16, 16.20, 16.22 AND 16.40 OF THE LONGMONT MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2012 EDITION OF THE INTERNATIONAL BUILDING, RESIDENTIAL, MECHANICAL, FUEL GAS, PLUMBING, PROPERTY MAINTENANCE, ENERGY CONSERVATION, AND EXISTING BUILDING CODES

THE COUNCIL OF THE CITY OF LONGMONT, COLORADO, ORDAINS:

Section 1. International Building Code Adopted.

Chapter 16.04 of the Longmont Municipal Code is hereby repealed and reenacted to read as follows:

16.04.010. - International Building Code including Appendix Chapter I adopted.

Pursuant to Part 2 of Article 16 of Title 31, CRS, as amended, and Article IV, Municipal Charter of the City of Longmont, Colorado, there is adopted, as the building code of the City, by reference thereto, the International Building Code, 2012 Edition, including Appendix Chapter I, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL. 60478, that code to have the same force and effect as if set forth in this chapter in every particular, save and except such portions as are added, amended, deleted, or replaced in this chapter. The adopted code includes comprehensive provisions and standards regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition, of buildings and structures for the purpose of safeguarding the public health, safety, and general welfare. All references in this code to the International Building Code are to the edition referenced above.

16.04.020. - Copies of code - Filing for public inspection.

At the time of adoption, one certified true copy of the International Building Code, published by the International Code Council, is on file in the office of the city clerk and may be inspected by any interested person between eight a.m. and five p.m., Monday through Friday, holidays excepted. The city shall keep a copy of the adopted code in the office of the chief enforcement officer for public inspection. The building code, as finally

adopted, is available for sale at the office of the city clerk, at a price reflecting cost to the city as established by the city manager, pursuant to this municipal code.

16.04.030. - Section 101.1 amended - Title.

International Building Code is amended by insertion of “the City of Longmont” in the brackets.

16.04.040. - Section 104.1 amended - General.

Section 104.1 of the International Building Code is amended by addition of the following:

The building official is authorized, as a condition of issuing a building permit, to prepare and enter into agreements between the City and building owners to prevent the unauthorized use or occupancy of basements which do not have adequate egress facilities and/or to prevent use or occupancy of buildings, or portions thereof, which do not comply with this code or other City ordinances for independent dwelling units. The building official may not, unless otherwise authorized, waive requirements of any codes in this Title 16, or make additional requirements, as a condition of receiving a permit.

16.04.050. - Section 105.1.3. added - Permits required, Solid Fueled Appliances.

Section 105.1 of the International Building Code is amended by the addition of the following:

105.1.3 Solid Fueled Appliances. No permit shall be issued for the installation of a wood stove appliance which does not fully conform to the Regulations on Emissions of the State of Colorado in effect at the time of permit application. No permit shall be issued for the installation of a solid fuel-burning fireplace appliance, until and unless the permit fee is paid in addition to all other building permit fees and charges.

All fees collected pursuant to this section shall be appropriated to the Air Quality Special Revenue Fund, a fund created for the purpose of funding additional air quality related projects.

1 16.04.060. - Section 105.2 modified - Work exempt from permit.

2 Section 105.2 of the International Building Code is amended by the deletion of
3 subsections 2 and 3 under Building and add 14. Covered or un-covered temporary stage
4 or platform structures less than 500 square feet, less than 14 feet in height above the stage
5 or platform and less than 30 inches above grade.

6
7 16.04.070. - Section 107.3.1 amended - Approval of construction documents.

8 Section 107.3.1 of the International Building Code is amended by the following
9 revision to sentence one: "When the building official issues a permit, the construction
10 documents shall be approved in writing or by a stamp which states "APPROVED AS
11 NOTED." One set of construction documents so reviewed shall be retained by the
12 building official. The other set shall be returned to the applicant, shall be kept at the site
13 of the work, and shall be open to inspection by the building official or his or her
14 authorized representative.

15
16 16.04.080. - Section 109.2 amended - Schedule of permit fees.

17 Section 109.2 of the International Building Code is amended by the addition of
18 the following:

19 Fees for any permit, plan review or inspection required by this code shall be
20 established from time to time by resolution of the city council.

21
22 16.04.090. - Section 111.1 amended - Use and occupancy.

23 Section 111.1 of the International Building Code is amended by the addition of
24 the following exception:

25 EXCEPTION: Group U occupancies.

26
27 16.04.100. - Section 111.5 added - Certificate of Completion or partial completion.

28 Section 111.5 of the International Building Code is amended by the addition of
29 the following section:

30 Section 111.5 Certificate of Completion or Partial Completion. A Certificate of
31 Partial Completion is required on all projects not intended for immediate use or
32 occupancy until further tenant finish work is completed, which projects are otherwise in
33 compliance with approved plans, specifications, and ordinances enforced by the building

1 official. A Certificate of Completion is intended for remodeled buildings not requiring a
2 new Certificate of Occupancy and for alterations to existing buildings where the
3 occupancy limits of that building have not changed. The certificate shall contain the
4 following:

- 5 1. The building permit number.
- 6 2. The address of the building.
- 7 3. The name and address of the owner.
- 8 4. A description of the portion(s) of the building for which the certificate is
9 issued.
- 10 5. A statement that the work identified in the listed permit is complete and in
11 compliance with approved plans, specifications, and other laws of the
12 jurisdiction, and that occupancy is not permitted until additional tenant
13 finish work is by permitted, completed, and approved.
- 14 6. The use and occupancy of the structure, type of construction and occupant
15 load.
- 16 7. The name of the building official.

17
18 16.04.110. - Section 113 replaced - Board of Appeals.

19 Section 113 of the International Building Code is deleted in its entirety and
20 replaced with the following:

21 113.1 General. For provisions relating to the board of appeals, see Chapter 16.30
22 of the Longmont Municipal Code.

23
24 16.04.120. - Section 114 replaced - Violations.

25 Section 114 of the International Building Code is deleted in its entirety and
26 replaced with the following:

27 114.1 Unlawful acts. It is unlawful for any person to erect, install, alter, repair,
28 relocate, add to, replace, demolish, use, occupy or maintain any building or structure, or
29 cause or permit the same to be done, in violation of this code.

30 114.2 Violation. Any person committing or permitting a violation of this code
31 commits a separate offense for each day or part of a day during which the violation
32 exists. Offenses are punishable according to Chapter 1.12 of the Longmont municipal
33 code.

1 114.3 Violation penalties. Imposition of one penalty for any violation shall not
2 excuse the violation nor permit it to continue, and all such persons shall correct or
3 remedy such violations or defects within a reasonable time.

4 114.4 Prosecution of violation. In addition to any other penalties, any violation of
5 this code is a public nuisance and shall be enjoined by a court of competent jurisdiction.
6 Nothing in this code shall prevent the city attorney from seeking appropriate legal or
7 equitable relief from any court of competent jurisdiction.

8
9 16.04.130. - Section 202 added - Definitions.

10 Section 202 of the International Building Code is amended by the addition of the
11 following definitions:

12 BEDROOM/SLEEPING ROOM: An enclosed space within a dwelling unit, used
13 or intended to be used for sleeping purposes, meeting the minimum area requirements of
14 the building code or containing a closet or similar area which is easily converted into a
15 closet (such space needs only doors to become a closet).

16 FIRE ALARM SYSTEM: A system consisting of components and circuits
17 arranged to monitor and annunciate the status of fire alarm or supervisory signal-
18 initiating devices and to initiate the appropriate response to those signals.

19 WOOD STOVE: A wood-fired appliance, including a fireplace insert, with a
20 closed fire chamber that maintains an air-to-fuel ratio of less than 30 during the burning
21 of 90 percent or more of the fuel mass consumed in the low-firing cycle. The low-firing
22 cycle means 25 percent or less of the maximum burn rate achieved with doors closed, or
23 the minimum burn rate achievable.

24
25 16.04.140. - Section 402.3 deleted - Lease plan

26 Section 402.3 of the International Building Code is amended by deleting this
27 section in its entirety.

28 16.04.150. - Section 419.1 amended - General

29 Section 419.1 of the International Building Code is amended by the revision of
30 the exception to state 15%.

1 16.04.160. - Section 425 New section - Medical gas systems

2 Section 425 is added to the International Building Code and states:

3 425.1 General. Compressed gases at hospitals and similar facilities intended for
4 inhalation or sedation including, but not limited to, analgesia systems for dentistry,
5 podiatry, veterinary and similar uses shall comply with Sections 425.2 through 425.4.

6 425.2 Interior supply location. Medical gases shall be stored in areas dedicated to
7 the storage of such gases without other storage or uses. Where containers of medical
8 gases in quantities greater than the permit amount are located inside buildings, they shall
9 be in a 1-hour exterior room, a 1-hour interior room or a gas cabinet in accordance with
10 Section 425.2.1, 425.2.2 or 425.2.3, respectively. Rooms or areas where medical gases
11 are stored or used in quantities exceeding the maximum allowable quantity per control
12 area as set forth in Section 5003.1 of the International Fire Code shall be in accordance
13 with the International Building Code for high-hazard Group H occupancies.

14 425.2.1 One-hour exterior rooms. A 1-hour exterior room shall be a room or
15 enclosure separated from the remainder of the building by fire barriers constructed in
16 accordance with Section 707 of the International Building Code or horizontal assemblies
17 constructed in accordance with Section 711 of the International Building Code, or both,
18 with a fire-resistance rating of not less than 1 hour. Openings between the room or
19 enclosure and interior spaces shall be self-closing smoke-and draft-control assemblies
20 having a fire protection rating of not less than 1 hour. Rooms shall have at least one
21 exterior wall that is provided with at least two vents. Each vent shall not be less than 36
22 square inches in area. One vent shall be within 6 inches of the floor and one shall be
23 within 6 inches of the ceiling. Rooms shall be provided with at least one automatic
24 sprinkler to provide container cooling in case of fire.

25 425.2.2 One-hour interior room. When an exterior wall cannot be provided for the
26 room, automatic sprinklers shall be installed within the room. The room shall be
27 exhausted through a duct to the exterior. Supply and exhaust ducts shall be enclosed in a
28 1-hour-rated shaft enclosure from the room to the exterior. Approved mechanical
29 ventilation shall comply with the International Mechanical Code and be provided at a
30 minimum rate of 1 cubic foot per minute per square foot of the area of the room.

31 425.2.3 Gas cabinets. Gas cabinets shall be constructed in accordance with
32 Section 5003.8.6 of the International Fire Code and the following:

1 1. The average velocity of ventilation at the face of access ports or windows shall
2 not be less than 200 feet per minute with a minimum of 150 feet per minute at any point
3 of the access port or window.

4 2. They shall be connected to an exhaust system.

5 3. They shall be internally sprinklered.
6

7 425.3 Exterior supply locations. Oxidizer medical gas systems located on the
8 exterior of a building with quantities greater than the permit amount shall be located in
9 accordance with Section 6404.2.1 of the International Fire Code.

10 425.4 Medical gas systems. Medical gas systems including, but not limited to,
11 distribution piping, supply manifolds, connections, pressure regulators and relief devices
12 and valves, shall comply with NFPA 99 and the general provisions of this chapter.
13

14 16.04.170. - Section 426 New section - Compressed gases.

15 Section 426 is added to the International Building Code and states:
16 Section 426 Compressed gases. The storage and handling of compressed gases shall
17 comply with the International Fire Code
18

19 16.04.180. - Section 708.3 amended - Fire-resistance rating.

20 Section 708.3 of the International Building Code is amended by the deletion of
21 the exceptions.
22

23 16.04.190. - Section 901.5 amended -Acceptance tests.

24 Section 901.5 of the International Building Code is amended by the addition of
25 the following:

26 Fire detection, alarm and extinguishing systems shall be maintained in an
27 operative condition at all times and shall be replaced or repaired where defective. Non-
28 required fire alarm and detection systems shall be inspected, tested and maintained or
29 removed or have signage posted as required by the code official.
30

31 16.04.200. - Section 903.2.11.1.3 amended – Basements.

32 Section 903.2.11.1.3 of the International Building Code is amended by addition of
33 the following:

Unfinished basement walls shall be clearly marked with the words “suppression required in basement if interior walls are constructed” per International Building Code Section 703.7 numbers 2 and 3.

16.04.210. - Section 903.2.11 amended - Specific building areas and hazards.

Section 903.2.11 of the International Building Code is amended by addition of the following section:

Section 903.2.11.1.4 Buildings greater than 12,000 square feet. An automatic sprinkler system shall be provided throughout all buildings where the fire area exceeds 12,000 square feet, or where the combined fire area on all floors, including mezzanines and basements, exceeds 24,000 square feet.

Exceptions:

F-2 Occupancies

Open parking structures

16.04.220. - Section 903.4.2 replaced - Alarms.

Section 903.4.2 of the International Building Code is deleted in its entirety and replaced with the following:

903.4.2 Alarms. Approved audible/visual devices shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. An approved audible/visual sprinkler flow alarm shall be provided on the exterior of the building in an approved location above the fire department connection. An approved audible/visual sprinkler flow alarm to alert the occupants shall be provided throughout the interior of the building in accordance with Sections 907.10.1 through 907.10.2 and NFPA 72. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

16.04.230. - Section 904.3.5 amended - Monitoring of alternative automatic fire-extinguishing systems

904.3.5 of the International Building Code is amended by addition of the following section:

1 Section 904.3.5.1 Monitoring of alternative automatic fire-extinguishing systems.
2 When installed as an alternative to the required automatic sprinkler systems of Section
3 903, monitoring shall be required in accordance with NFPA 72.

4
5 16.04.240. - Section 906.1 replaced - Where required.

6 Section 906.1 of the International Building Code is deleted in its entirety and
7 replaced with the following:

8 Portable fire extinguishers shall be installed in all occupancies not protected by
9 approved fire sprinkler systems.

10
11 16.04.250. - Section 907.1.3 replaced - Equipment.

12 Section 907.1.3 of the International Building Code is deleted in its entirety and
13 replaced with the following:

14 907.1.3 Equipment. Systems and components shall be listed and approved for the
15 purpose which they are installed. Only addressable fire alarm panels will be approved.

16 Exception: Fire alarm panels that can transmit individual specific initiating
17 device information.

18 Section 907.1.3.1 Combination fire and security panels. A fire alarm system
19 shall not be used for any purpose other than fire protection or control of fire protection
20 systems. Combination fire and security panels are not permitted.

21
22 16.04.260. - Section 907.2.1 replaced - Group A.

23 Section 907.2.1 of the International Building Code is deleted in its entirety and
24 replaced with the following:

25 907.2.1 Group A. A manual and automatic fire alarm system shall be installed in
26 accordance with NFPA 72 in all Group A occupancies. Portions of Group E occupancies
27 occupied for assembly purposes shall be provided with a fire alarm as required for the
28 Group E occupancy.

29 Exceptions:

- 30 1. Where the building is equipped throughout with an automatic sprinkler
31 system and the alarm notification appliances will activate upon sprinkler water flow
32 2. Fire area is 750 square feet or less.

1 16.04.270. - Section 907.2.7.1 deleted - Occupant notification.

2 Section 907.2.7.1 of the International Building Code is deleted in its entirety.

4 16.04.280. - Section 907.6.5 amended - Monitoring.

5 Section 907.6.5 of the International Building Code is amended by addition of the
6 following:

7 Supervising station shall report all fire alarms in a contact identification point
8 reporting format.

10 16.04.290. - Section 908.7 amended - Carbon monoxide detection systems.

11 Section 908.7.1 of the International Building Code is amended by the addition of
12 the following:

13 Whenever a residential occupancy that has a fuel-fired appliance or attached
14 garage has interior work performed that requires a permit, or whenever a residential
15 property changes ownership or tenancy, a carbon monoxide detector shall be installed
16 within 15 feet of any sleeping area; those detectors may be battery operated, hard wired,
17 or cord and plug type.

19 16.04.300. - Section 1008.1.9.6 amended - Special locking arrangements in
20 Group I-2.

21 Section 1008.1.9.6 of the International Building Code is amended by the replacing
22 the word “or” with the word “and” after “Section 903.3.1.1.”

24 16.04.310. - Section 1008.1.9.7 replaced - Delayed egress locks.

25 Section 1008.1.9.7 of the International Building Code is amended by the
26 deletion of the first sentence as published and replace it with the following:

27 1008.1.9.7 Delayed egress locks. Approved, listed, delayed egress locks shall be
28 permitted to be installed on doors serving any occupancy except Group A, E and H
29 occupancies in buildings which are equipped throughout with an automatic sprinkler
30 system in accordance with Section 903.3.1.1 and an approved automatic smoke detection
31 system installed in accordance with Section 907, provided that the doors unlock in
32 accordance with Items 1 through 6 below.

1 16.04.320. - Section 1018.1 amended - Corridors.

2 Section 1018.1 of the International Building Code is amended by the revision of
3 Table 1018.1 as follows:

4 Occupancy Group R required corridor fire-resistance rating in buildings with a
5 sprinkler system shall be 1 hour.

6
7 16.04.330 - Section 1029.5.1 amended - Window wells, minimum size.

8 Section 1029.5.1 of the International Building Code is amended by adding the
9 following:

10 Exceptions: Buildings classified in Group R occupancy, constructed with permits
11 issued before March 30, 1986, may use existing egress window wells, which are a
12 minimum of 24 inches (610mm) in depth from the foundation.

13 Buildings classified in Group R occupancy constructed with permits issued between
14 March 30, 1986 and January 1, 1996, may use existing egress window wells, which are
15 30 inches (762mm) in depth from the foundation.

16
17 16.04.340 Section 1203.1 amended - General.

18 Section 1203.1 of the International Building Code is amended by changing the
19 number 5 in sentence two to 3.

20
21 16.04.350. - Section 1504.1.1 amended - Wind resistance of asphalt shingles.

22 Section 1504.1.1 of the International Building Code is amended by the addition of
23 the following:

24 All roofing materials installed shall carry a wind warrantee by the manufacturer of
25 110 MPH sustained wind.

26
27 16.04.360. - Section 1510.3 amended - Recovering versus replacement.

28 Section 1510.3 of the International Building Code is amended by replacing
29 condition 3, the addition of condition 4 and the addition of exception 5 stating the
30 following:

31 3. Where an existing roof has one or more applications of any type of roof covering.

32 4. When a building of any size is subjected to cumulative roof membrane damage of
33 one hundred square feet or greater, the roof shall be replaced in its entirety. Materials

1 and methods of application used for re-covering or replacing an existing roof
2 covering shall comply with the requirements of Chapter 15.

3 Exceptions:

4 5. A maximum of two layers of roof materials may be installed over roof
5 slopes of one-fourth unit vertical in 12 units horizontal and shall comply with the
6 requirements of Chapter 15.

7
8 16.04.370. - Section 1608.1 amended - Snow loads, general.

9 Section 1608.1 of the International Building Code is amended by the addition of
10 the following:

11 The basic design snow load shall be thirty pounds per square foot (1436.4Pa). The
12 ground design snow load shall be thirty pounds per square foot.

13
14 16.04.380. - Section 1609.3 amended - Basic wind speed.

15 Section 1609.3 of the International Building Code is amended by the replacement
16 of sentences one and two with the following:

17 The ultimate design wind speed for determining design wind loads shall be not
18 less than 110 mph.

19
20 16.04.390. - Section 1809.5 replaced - Frost protection.

21 Section 1809.5 of the International Building Code is amended by the deletion of
22 published exception 2 and 3, and the replacement of exception 2 with the following:

23 Free-standing storage buildings 120 square feet or less with an eave height of 8 feet or
24 less.

25
26 16.04.400. - Section 2406.4.5 amended - Glazing and wet surfaces.

27 Section 2406.4.5 of the International Building Code is amended by the deletion of
28 the exception and adding the following:

29 Glazing that is more than 60 inches, measured horizontally and in a straight line,
30 from the water's edge of a bathtub, shower, hot tub, spa, whirlpool or swimming pool.

1 16.04.410. - Section 3001.1 amended - Scope.

2 Section 3001.1 of the International Building Code is amended by the addition to
3 sentence one the following: All elevators shall be inspected annually.
4

5 16.04.420. - Section 3001.2 amended - Referenced standards.

6 Section 3001.2 of the International Building Code is amended by the insertion
7 after ASME in sentence one, of A18.1.
8

9 16.04.430. - Section 3201 amended - Scope.

10 Section 3201.1 of the International Building Code is amended by the addition of
11 the following:

12 No part of any structure or any appendage thereto, except signs not interfering
13 with public use or safety, shall project beyond the property line of the building site,
14 except as specified in this chapter or as approved by the city council.
15

16 16.04.440. - Section 3202.3.1.1 added - Awnings, canopies, marquees and signs.

17 Section 3202.3.1 of the International Building Code is amended by the addition of
18 the following section:

19 Section 3202.3.1.1 Awning construction. Awnings shall have noncombustible
20 frames but may have combustible coverings. Every awning shall be collapsible,
21 retractable, or capable of being folded against the face of the supporting building. When
22 collapsed, retracted, or folded, the design shall be such that the awning does not block
23 any required means of egress.

24 Exceptions: A fixed frame awning not exceeding ten feet in length may be erected
25 over the entrance to a building.

26 A fixed frame awning may extend across the full frontage of the building
27 provided the awning does not extend closer than six inches to a line formed by a 75
28 degree angle of inclination from the base to the top of the front wall of the building.
29

30 16.04.450. - Chapter 34 - deleted.

31 Chapter 34 of the International Building Code is deleted in its entirety.
32 Refer to the adopted International Existing Building Code for requirements.
33

1 Section 2. International Residential Code and Appendices Adopted.

2 Chapter 16.06 of the Longmont Municipal Code is hereby repealed and reenacted to read
3 as follows:
4

5 16.06.010 International Residential Code for One and Two Family Dwellings, including
6 Appendix Chapters F, H and K adopted.

7 Pursuant to Part 2 of Article 16 of Title 31, CRS, as amended, and Article IV,
8 Municipal Charter of the City of Longmont, Colorado, there is adopted, as the building
9 code of the City for detached one and two family dwellings, multiple single family
10 dwellings (townhouses) not more than three stories in height with a separate means of
11 egress, and their accessory structures, by reference thereto, the International Residential
12 Code for One and Two Family Dwellings, 2012 Edition, including Appendix Chapters F,
13 H and K published by the International Code Council, Inc., 4051 West Flossmoor Road,,
14 Country Club Hills, IL 60478, that code to have the same force and effect as if set forth in
15 this chapter in every particular, save and except such portions as are added, amended,
16 deleted, or replaced in this chapter. The adopted code includes comprehensive provisions
17 and standards regulating the construction, alteration, movement, enlargement,
18 replacement, repair, equipment, use and occupancy, location, removal, and demolition of
19 buildings and structures for the purpose of safeguarding life or limb, health, and public
20 welfare. All references in this code to the International Residential Code are to the
21 edition referenced above.
22

23 16.06.020. - Copies of code - Filing for public inspection.

24 At the time of adoption, one certified true copy of the International Residential
25 Code for One and Two Family Dwellings, published by the International Code Council is
26 on file in the office of the city clerk and may be inspected by any interested person
27 between eight a.m. and five p.m., Monday through Friday, holidays excepted. The city
28 shall keep a copy of the adopted code in the office of the chief enforcement officer for
29 public inspection. The building code, as finally adopted, is available for sale at the office
30 of the city clerk, at a price reflecting cost to the city as established by the city manager,
31 pursuant to this municipal code.

1 16.06.030. - Section R101.1 amended - Title.

2 Section R101.1 of the International Residential Code is amended by insertion of
3 “the City of Longmont” in the brackets.
4

5 16.04.040 - Section R101.2 deleted - Scope.

6 Section R101.2 of the International Residential Code is amended by the deletion
7 of exceptions 1 and 2.
8

9 16.06.050. - Section R105.2 amended - Work exempt from permit.

10 Section R105.2 of the International Residential Code is amended by revising the
11 following subsections listed under Building; subsection 1. Change 200 to 120 square
12 feet; and by deleting subsections 2 and 10.
13

14 16.06.060. - Section R106.3.1 amended - Approval of construction documents.

15 Section R106.3.1 of the International Residential Code is amended by the
16 following revision to sentence one:

17 When the building official issues a permit, the construction documents shall be
18 approved, in writing or by a stamp which states “APPROVED AS NOTED.” One set of
19 construction documents so reviewed shall be retained by the building official. The other
20 set shall be returned to the applicant, shall be kept at the site of the work and shall be
21 open to inspection by the building official or his or her authorized representative.
22

23 16.06.070. - Section R108.2 amended - Schedule of permit fees.

24 Section R108.2 of the International Residential Code is amended by addition of
25 the following:

26 Fees for any permit, plan review or inspection required by this code shall be
27 established from time to time by resolution of the city council.
28

29 16.06.080. - Section R112 replaced - Board of Appeals.

30 Section R112 of the International Residential Code is deleted in its entirety and
31 replaced with the following:

32 R112.1 General. For provisions relating to the board of appeals, see chapter
33 16.30 of the Longmont municipal code.

1 16.06.090. - Section R113 replaced - Violations.

2 Section R113 of the International Residential Code is deleted in its entirety and
3 replaced with the following:

4 R113.1 Unlawful acts. It is unlawful for any person to erect, install, alter, repair,
5 relocate, add to, replace, demolish, use, occupy or maintain any building or structure, or
6 cause or permit the same to be done, in violation of this code.

7 R113.2 Violation. Any person committing or permitting a violation of this code
8 commits a separate offense for each day or part of a day during which the violation
9 exists. Offenses are punishable according to Chapter 1.12 of the Longmont municipal
10 code.

11 R113.3 Violation penalties. Imposition of one penalty for any violation shall not
12 excuse the violation nor permit it to continue, and all such persons shall correct or
13 remedy such violations or defect within a reasonable time.

14 R113.4 Prosecution of violation. In addition to any other penalties, any violation
15 of this code is a public nuisance and shall be enjoined by a court of competent
16 jurisdiction. Nothing in this code shall prevent the city attorney from seeking appropriate
17 legal or equitable relief from any court of competent jurisdiction.

18
19 16.06.100. - Section R202 amended - Definitions.

20 Section R202 of the International Residential Code is amended by the addition of
21 the following:

22 BEDROOM/SLEEPING ROOM: An enclosed space within a dwelling unit, used
23 or intended to be used for sleeping purposes, meeting the minimum area requirements of
24 the building code or containing a closet or similar area which is easily converted into a
25 closet (such space needs only doors to become a closet).

26 FLOOR AREA GROSS: Shall be as defined in Section 1002 of the International
27 Building Code, 2012 Edition.

28 STORY ABOVE GRADE PLANE: Any story having its finished floor surface
29 entirely above grade plane, except that a basement shall be considered as a story above
30 grade plane where the finished surface of the floor above the basement meets any one of
31 the following:

- 32 1. Is more than 6 feet above grade plane.

2. Is more than 6 feet above the finished ground level for more than 50 percent of the total building perimeter.

3. Is more than 12 feet above the finished ground level at any point.

UNUSUALLY TIGHT CONSTRUCTION: Shall be defined as construction in which;

1. Walls and ceilings comprising the building thermal envelope have a continuous water vapor retarder with a rating of 1 perm (5.7 10-11 kg/Pa s m²) or less with openings therein gasketed or sealed.

2. Storm windows or weather stripping is applied around the threshold and jambs of opaque doors and openable windows.

3. Caulking or sealants are applied to areas such as joints around window and door frames between sole plates and floors, between wall-ceiling joints, between wall panels, at penetrations for plumbing, electrical and gas lines, and at other similar openings.

16.06.110. - Section R301.1.3 amended - Engineered design.

Section R301.1.3 of the International Residential Code is amended by deleting the last sentence.

16.06.120. - Table R301.2(1) amended - Climatic and geographic design criteria.

Table R301.2(1) of the International Residential Code is amended as follows:

GROUND SNOW LOAD	WIND Speed 3 sec.	SEISMIC DESIGN CATEGORY ^{4g}	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP ^f	ICE SHIELD	FLOOD HAZARDS ^h	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Gust ^e		Weathering ^a	Frost line depth ^b	Termite ^c	Decay ^d					
30psf	110mph	B	Severe	30 inch (762mm)	Slight to Moderate	None to Slight	-2° F (18.9° C)	No	January 1977	979	48.8

16.06.130. - Section R301.2.1 amended - Wind limitations.

Section R301.2.1 of the International Residential Code is amended by replacing the first sentence with the following:

Buildings and portions thereof shall be constructed in accordance with the wind provisions of this code using the basic wind speed in table R301.2 (1).

1 Section R301.2.1 of the International Residential Code is further amended by
2 replacing the reference to Section R905.2.4 in sentence five with Section R905.

3
4 16.06.140. - Section R302.1 amended - Exterior Walls.

5 Section R302.1 of the International Residential Code is amended by the deletion
6 of the first sentence and replace it with the following:

7 Construction, projections, openings and penetrations of exterior walls of
8 dwellings and accessory buildings shall comply with Table R302.1 (1); or dwellings
9 equipped throughout with an automatic sprinkler system installed in accordance with
10 Section P2904 or International Building Code Sections 903.3.1.1, 903.3.1.2 or 903.3.1.3
11 shall comply with Table R302.1 (2).

12 Section R302.1 of the International Residential Code is further amended by the
13 addition of the following exception:

14 Exception 6. On exterior walls, where non-combustible cladding is installed over
15 5/8" Type "X" gypsum sheathing, three feet shall be the minimum fire separation
16 distance.

17
18 16.06.150. - Section R302.2 amended – Townhouses.

19 Section R302.2 of the International Residential Code is amended by replacing the
20 one hour fire-resistance-rated wall assembly referenced in the exception to a two hour
21 fire-resistance-rated wall assembly, and the deletion of sentence three in the exception.

22
23 16.06.160. - Section R302.2.4 amended - Structural independence.

24 Section R302.2.4 of the International Residential Code is amended by replacing
25 the reference to a common one hour wall in exception 5 to a "common two-hour fire-
26 resistance-rated wall".

27
28 16.06.170. - Section R302.3 amended - Two family dwellings.

29 Section R302.3 of the International Residential Code is amended by deleting
30 exception #1 in its entirety.

1 16.06.180. - Section R303.4 amended - Mechanical ventilation.

2 Section R303.4 of the International Residential Code is amended by changing the
3 number 5 in sentence one to 3.
4

5 16.06.190. - Section R305.1 amended - Minimum height.

6 Section R305.1 of the International Residential Code is amended by the addition
7 of the following exception:

8 1. Areas of existing basements with ceiling heights below 6'8" in height
9 shall not be considered habitable space and are not subject to variances from the Master
10 Board of Appeals. The Building Official may allow existing basements with ceiling
11 height between 6'8" and 7' to be finished and or occupied as habitable space provided
12 there is no technically feasible solution to comply with the required ceiling height.
13

14 16.06.200. - Section R308.4.5 amended - Glazing and wet surfaces.

15 Section R308.4.5 of the International Residential Code is amended by the deletion
16 of the exception and adding the following:

17 Glazing that is more than 60 inches, measured horizontally and in a straight line,
18 from the water's edge of a bathtub, shower, hot tub, spa, whirlpool or swimming pool.
19

20 16.06.210. - Section R308.4.6 amended - Glazing adjacent stairs and ramps.

21 Section R308.4.6 of the International Residential Code is amended by replacing
22 36 inches in the first sentence with 60 inches and in the exception, replace the word "rail"
23 with "guard".
24

25 16.06.220. - Section R310.1 amended - Emergency escape and rescue required.

26 Section R310.1 of the International Residential Code is amended by deleting the
27 exception in its entirety and replacing the third sentence with the following:
28 Where emergency escape and rescue openings are provided, they shall have a sill height
29 of not more than 44 inches measured from the finished floor.
30

31 16.06.230. - Section R310.2 amended - Window wells.

32 Section R310.2 of the International Residential Code is amended by the addition
33 of the following exceptions:

1 Buildings constructed with permits issued before March 30, 1986, may use
2 existing egress window wells, which are a minimum of 24 inches in depth from the
3 foundation.

4 Buildings constructed with permits issued between March 30, 1986, and January
5 1, 1996, may use existing egress window wells, which are 30 inches in depth from the
6 foundation.

7
8 16.06.240. - Section R310.2.2 amended - Drainage.

9 Section R310.2.2 of the International Residential Code is amended by deletion of
10 the exception.

11
12 16.06.250. - Section R312.1.2 amended - Guard Height.

13 Section R312.1.2 of the International Residential Code is amended by the deletion
14 of the words “adjacent fixed seating” from the first sentence.

15
16 16.06.260. - Section R313.1 amended - Townhouse automatic fire sprinkler systems.

17 Section R313.1 of the International Residential Code is amended by the insertion
18 of “The provisions of this section become effective January 1, 2016,” at the beginning of
19 sentence one.

20
21 16.06.270. - Section R313.2 amended - One and two-family dwellings automatic fire
22 systems

23 Section R313.2 of the International Residential Code is amended by the insertion
24 of “The provisions of this section become effective January 1, 2016,” at the beginning of
25 sentence one.

26
27 16.06.280 - Section R314.3.1 deleted - Alterations, repairs and additions.

28 Section R314.3.1 of the International Residential Code is amended by the deletion
29 of exception 2.

30
31 16.06.290 - Section R315.3 amended - Where required in existing dwellings.

32 Section R315.3 of the International Residential Code is amended by the addition
33 of an exception as follows:

Exception: Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition of replacement windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.

16.06.300. - Section R322.1.6 amended - Protection of mechanical and electrical systems.

Section R322.1.6 of the International Residential Code is amended by the addition of exception #2 as follows:

Equipment installed as part of the original construction may be repaired or replaced.

16.06.310. - Section R403.1.4.1 amended - Frost protection.

Section R403.1.4.1 of the International Residential Code is amended by the deletion of item #2, deletion of exceptions #2 and #3 and revising exception #1 to read as follows:

Exception: Free-standing buildings meeting the following conditions shall not be required to be protected: Storage building 120 square feet or less with an eave height of 8 feet or less.

16.06.320. - Section R403.1.8 amended - Foundations on expansive soils.

Sections R403.1.8 of the International Residential Code is amended by the deletion of this section in its entirety and replacing it with the following:

Section R403.1.8 Foundations on expansive soils. Foundations and structural floor slabs for buildings located on expansive soils shall be designed by a Colorado registered professional engineer.

16.06.330. - Section R403.3 deleted - Frost-protected shallow foundations.

Section R403.3 of the International Residential Code is amended by the deletion of this section in its entirety.

16.06.340. - Section R405.1 deleted - Concrete or masonry foundations.

Section R405.1 of the International Residential Code is amended by the deletion of the exception.

1 16.06.350. - Section R405.2.3 amended - Drainage system.

2 Section R405.2.3 of the International Residential Code is amended by the deletion
3 of the words "In other than Group I soils," and replace with "Where allowed by the
4 Longmont Municipal Code,"

6 16.06.360. - Section R501.3 amended - Fire protection of floors.

7 Sections R501.3 of the International Residential Code is amended by the deletion
8 of exception 2 and replace it with the following and the addition of exception 5:

9 2. Floor assemblies located directly above a crawlspace or basement where
10 fuel fired equipment is not intended to be located.

11 5. For floor assemblies located over a basement or crawl space, furnace
12 closets not larger than 80 square feet constructed per Section R501.3 with minimum 1/2
13 inch gypsum wallboard on the enclosing walls and a self-closing weatherstripped solid
14 door.

16 16.06.370. - Section R507.2.3 amended - Deck lateral load connection.

17 Section R507.2.3 of the International Residential Code is amended by the addition
18 of the following exception:

19 Exception: When attaching to existing construction where the interior connection
20 point is completely finished or the deck has been designed by a Colorado registered
21 professional engineer.

23 16.06.380. - Section R613.1 amended - General.

24 Section R613.1 of the International Residential Code is amended by the deletion
25 of the second sentence and replace it with the following:

26 When the provisions of this section are used to design structural insulated panel
27 walls, project drawings, typical details and specifications are required to bear the seal of
28 the architect or engineer responsible for the design.

30 16.06.390. - Section R905.1 amended - Roof covering application.

31 Section R905.1 of the International Residential Code is amended by the addition
32 of the following:

1 All roofing materials installed shall carry a wind warrantee by the manufacturer of
2 110 MPH sustained wind.

3 16.06.400. - Section R907.1 amended - General.

4 Section R907.1 of the International Residential Code is amended by replacing the
5 first sentence with the following:

6 When a building of any size is subjected to cumulative roof membrane damage of
7 one hundred square feet or greater, the roof shall be replaced in its entirety. Materials and
8 methods of application used for re-covering or replacing an existing roof covering shall
9 comply with the requirements of Chapter 9.

10
11 16.06.410. - Section R907.3 amended - Recovering versus replacement.

12 Section R907.3 of the International Residential Code is amended by replacing
13 condition 3 with the following:

14 3. Where the existing roof has one or more applications of any type of roof
15 covering.

16
17 16.06.420. - Section N1101.9 addition - Defined terms.

18 Section N1101.9 of the International Residential Code is amended by the addition
19 of the following:

20 BEDROOM/SLEEPING ROOM: An enclosed space within a dwelling unit, used
21 or intended to be used for sleeping purposes, meeting the minimum area requirements of
22 the building code or containing a closet or similar area which is easily converted into a
23 closet (such space needs only doors to become a closet).

24 CONDITIONED SPACE: For energy purposes, space within a building that is
25 provided with heating and/or cooling equipment or systems capable of maintaining,
26 through design or heat loss/gain, 50 degrees Fahrenheit during the heating season and 85
27 degrees Fahrenheit during the cooling season, or communicates directly with a
28 conditioned space. For mechanical purposes, an area, room or space being heated or
29 cooled by any equipment or approved heating appliance.

30 UNUSUALLY TIGHT CONSTRUCTION: Construction meeting the following
31 requirements:

32 In buildings of unusually tight construction, combustion air shall be obtained from
33 outside the sealed thermal envelope. In buildings of ordinary tightness, insofar as

infiltration is concerned, all or a portion of the combustion air for fuel-burning appliances may be obtained from infiltration when the room or space has a volume of 50 cubic feet per 1,000 Btu/h input. Buildings classified as Group R occupancies, constructed with permits issued on or after March 1, 1989, are classified as buildings with unusually tight construction.

16.06.430. - Section N1101.11 amended - Interior design conditions.

Section N1101.11 of the International Residential Code is amended by the addition of the following:

The residential design parameters shall be -2 degrees Fahrenheit heating design and 91 degrees Fahrenheit cooling design.

16.06.440. - Section N1101.16 amended - Certificate.

Section N1101.16 of the International Residential Code is amended by replacing the first two sentences with the following:

A permanent certificate shall be posted in a conspicuous location on the job site.

16.06.450. - Section N1102.4.1 amended - Building thermal envelope.

Section R402.4.1 of the International Residential Code is amended by replacing the first two sentences with the following:

The building thermal envelope shall comply with Section R402.4.1.1. The building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material:

All joints, seams and penetrations

Site-built windows, doors and skylights

Openings between window and door assemblies and their respective jambs and framing

Utility penetrations

Dropped ceilings or chases adjacent to the thermal envelope

Knee walls

Walls and ceilings separating a garage from conditioned space

1 Behind tubs and showers on exterior walls

2 Common walls between dwelling units

3 Attic access openings

4 Rim joist junction

5 All other sources of infiltration

6
7 16.06.460. - Section N1102.4.1.1 amended - Installation.

8 Section N1102.4.1.1 of the International Residential Code is amended by the
9 deletion of sentence two and insert the following:

10 Where required by the code official, an approved third party shall inspect all
11 components and verify compliance in accordance with Section R402.4.1.2.

12
13 16.06.470. - Section N1102.4.1.2 amended - Testing.

14 Section N1102.4.1.2 of the International Residential Code is amended by
15 changing the 3 air changes per hour in zones 3 through 8 in sentence one to 5.

16
17 16.06.480. - Section N1103.5 amended - Mechanical ventilation.

18 Section N1103.5 of the International Residential Code is amended by the addition
19 of the following exception:

20 Exception: Combustion air intake for natural draft vented water heaters.

21
22 16.06.490. - Section N1103.9.3 amended - Covers.

23 Section N1103.9.3 of the International Residential Code is amended by the
24 deletion of sentence one and insert the following:

25 Heated pools and inground permanently installed spas heated to 90 degrees
26 Fahrenheit or higher shall be provided with a vapor-retardant cover.

27
28 16.06.500. - Section M1601.1.1 amended - Above-ground duct systems.

29 Section M1601.1 International Residential Code is amended by deleting item #7
30 and replace with the following:

31 7. Stud wall cavities and spaces between solid floor joists shall not be used
32 for supply or return air and shall not be part of a required fire-resistance-rated assembly.

1 16.06.510. - Section M1602.1 amended - Return air.

2 Section M1602.1 of the International Residential Code is amended by addition of
3 the following:

4 A ducted return shall be provided from a central location at each floor level, and
5 all rooms or areas shall have an approved means of pressure relief through permanent
6 openings, such as ducted returns, jumper ducts or transfer grills. A minimum 1/3 of the
7 area of return air openings in a multi-story building shall be located within two feet of the
8 uppermost ceiling height of any upper floor unless a multi-furnace system is installed.

9 Exception: The building official may modify the requirement for height of return
10 air openings due to structural limitations or practical difficulties.

11
12 16.06.520. - Section M1701.1 amended - Scope.

13 Section M1701.1 of the International Residential Code is amended by the addition
14 of Section M1701.1.1 all air from indoors. Combustion and dilution air shall be
15 permitted to be obtained entirely from the indoors in buildings that are not of unusually
16 tight construction, in accordance with provisions of the 2012 International Fuel Gas Code
17 Section 304.5 as amended.

18 Buildings classified as Group R occupancies, constructed with permits issued on
19 or after March 1, 1989, are classified as buildings of unusually tight construction. For
20 buildings of unusually tight construction, combustion air shall be obtained from the
21 outdoors in accordance with provisions of the 2012 International Fuel Gas Code Section
22 304.6 as amended.

23 Exception: Buildings classified as Group R or single family occupancies shall be
24 provided with a minimum 28 inch² opening to outdoor air at the time of replacement or
25 addition of fuel utilization equipment for which a permit is required.

26
27 16.06.530. - Section M2005.1 amended - General.

28 Section M2005.1 of the International Residential Code is amended by the addition
29 of the following:

30 The minimum Energy Factor for residential water heaters shall be .64 for fuel-
31 fired types, and .97 for electric types.

1 16.06.540. - Section G2403 amended - General definitions.

2 Section G2403 of the International Residential Code is amended by the addition
3 of the following definitions:

4 BEDROOM/SLEEPING ROOM: An enclosed space within a dwelling unit, used
5 or intended to be used for sleeping purposes, meeting the minimum area requirements of
6 the building code or containing a closet or similar area which is easily converted into a
7 closet (such space needs only doors to become a closet).

8
9 16.06.550. - Section G2404.2 amended - Other fuels.

10 Section G2404.2 of the International Residential Code is revised by adding
11 section G2404.2.1 "Fuel gas prohibited. Liquefied petroleum gas shall not be used as a
12 fuel source for equipment in any occupancy".

13 Exception: Construction or temporary heating in accordance with the fire code.

14
15 16.06.560. - Section G2417.4.1 amended - Test Pressure.

16 Section G2417.4.1 of the International Residential Code is revised by replacing
17 the first sentence with "The test pressure to be used shall not be less than 10 pounds per
18 square inch".

19
20 16.06.570. - Section G2417.4.2 amended - Test Duration.

21 Section G2417.4.2 of the International Residential Code is revised by replacing
22 the words "10 minutes" with the words "15 minutes".

23
24 16.06.580. - Section P2503.5.1 amended - Rough plumbing.

25 Section P2503.5.1 of the International Residential Code is amended by the
26 replacing the first sentence with the following:

27 DWV systems shall be tested on completion of the rough piping installation by
28 water or by air with no evidence of leakage.

29
30 16.06.590. - Section P2603.5 amended - Freezing.

31 Section P2603.5 of the International Residential Code is amended by the deletion
32 of the second sentence, and replaced with the following: "Exterior water supply system
33 piping shall be installed not less than 54 inches below grade".

1
2 16.06.600. - Section P2603.5.1 amended - Sewer depth.

3 Section P2603.5.1 of the International Residential Code is amended by the
4 insertion of “24” (inches) in the two sets of brackets.

5
6 16.06.610. - Section P2713.3 deleted - Bathtub and whirlpool bathtub valves.

7 Section P2713.3 of the International Residential Code is deleted in its entirety.

8
9 16.06.620. - Section P2902.5.3 amended - Lawn Irrigation Systems.

10 Section P2902.5.3 of the International Residential Code is amended by addition of
11 the following sentence:

12 All lawn irrigation systems shall be equipped with a rain sensing device.

13
14 16.06.630. - Section P2904.1 amended - Dwelling Unit Fire Sprinkler Systems.

15 Section P2904.1 of the International Residential Code sentence one is revised by
16 adding the words “The provisions of this section become effective January 1, 2016”, to
17 the beginning of this section.

18
19 16.06.640. - Section P3009 amended - Gray water recycling systems.

20 Section P3009 of the International Residential Code is deleted in its entirety.

21
22 16.06.650. - Part VIII Electrical - deleted Chapters 34 through 43.

23 Part VIII or Chapters 34 through 43 of the International Residential Code are
24 deleted in their entirety. All electrical code provisions must comply with the currently
25 adopted National Electric Code.

26
27 16.06.660. - Section AF101.1 amended - Scope.

28 Section AF 101.1 of the International Residential Code is amended with the
29 addition to the first sentence with the following:

30 “These provisions apply to the installation of a passive system”.

1 16.06.670. - Section AF103.3 amended - Soil-gas-retarder.

2 Section AF 103.3 of the International Residential Code is amended with the
3 deletion to the beginning of first sentence of the word “A” and replace it with the words
4 “An optional”.

5
6 16.06.680. - Section AF103.5.1 deleted - Ventilation.

7 Section AF 103.5.1 of the International Residential Code is deleted in its entirety.

8
9 16.06.690. - Section AF103.5.3 amended - Vent pipe.

10 Section AF 103.5.3 of the International Residential Code is amended by replacing
11 the first sentence with the following:

12 “A plumbing tee or other approved connection shall be inserted horizontally
13 beneath the slab in basement construction or sheeting in crawl space construction and
14 connected to a minimum 4 inch diameter fitting with a 6 inch vertical vent pipe installed
15 through the slab or sheeting”.

16 And, the addition after the last sentence of the following:

17 “Provide an approved weather tight termination cap.”

18 “Note: The pipe in the attic may be reduced to 4 inch”.

19
20 16.06.700. - Section AF103.6.1 amended - Vent pipe.

21 Section AF 103.6.1 of the International Residential Code is amended by replacing
22 the reference to “3” inch diameter pipe in this section to “minimum 4 inch.”

23 And, the addition after the last sentence of the following:

24 “Provide an approved weather tight termination cap.”

25 “Note: The pipe in the attic may be reduced to 4 inch”.

26
27 Section 3. International Mechanical Code and Appendices Adopted.

28 Chapter 16.12 of the Longmont Municipal Code is hereby repealed and reenacted to read
29 as follows:

30
31 16.12.010. - International Mechanical Code and Appendix Chapter A adopted.

32 Pursuant to Part 2 of Article 16 of Title 31, CRS, as amended, and Article IV,
33 Municipal Charter of the City of Longmont, Colorado, there is adopted as the mechanical

code of the city, by reference thereto, the International Mechanical Code, 2012 Edition, including Appendix Chapter A, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, that code to have the same force and effect as if set forth in this chapter in every particular, save and except such portions as are added, amended, deleted, or replaced in this chapter. All references in this code to the International Mechanical Code are to the edition referenced above.

16.12.020. - Copies - Filing for public inspection.

At the time of adoption, one certified true copy of the International Mechanical Code, published by the International Code Council, is on file in the office of the city clerk and may be inspected by any interested person between eight a.m. and five p.m., Monday through Friday, holidays excepted. The city shall keep a copy of the adopted code in the office of the chief enforcement officer for public inspection. The building code, as finally adopted, is available for sale at the office of the city clerk, at a price reflecting cost to the city as established by the city manager, pursuant to this municipal code.

16.12.030. - Section 101.1 amended - Title.

Section 101.1 of the International Mechanical Code is amended by insertion of “the City of Longmont” in the brackets.

16.12.040. - Section 106.5.2 amended - Fee schedule.

Section 106.5.2 of the International Mechanical Code is amended by adding the following:

The fee for any permit required by this code shall be established from time to time by resolution of the city council.

16.12.050. - Section 106.5.3 amended - Fee refunds.

Section 106.5.3 of the International Mechanical Code is amended by the insertion of “80” in the brackets of #2 and #3.

16.12.060. - Section 108 replaced - Violations.

Section 108 of the International Mechanical Code is deleted in its entirety and replaced with the following:

108.1 Unlawful acts. It is unlawful for any person to erect, install, alter, repair, relocate, add to, replace, demolish, use, occupy or maintain any building or structure, or cause or permit the same to be done, in violation of this code.

108.2 Violation. Any person committing or permitting a violation of this code commits a separate offense for each day or part of a day during which the violation exists. Offenses are punishable according to Chapter 1.12 of the Longmont municipal code.

108.3 Violation penalties. Imposition of one penalty for any violation shall not excuse the violation nor permit it to continue, and all such persons shall correct or remedy such violations or defect within a reasonable time.

108.4 Prosecution of violation. In addition to any other penalties, any violation of this code is a public nuisance and shall be enjoined by a court of competent jurisdiction. Nothing in this code shall prevent the city attorney from seeking appropriate legal or equitable relief from any court of competent jurisdiction.

16.12.070. - Section 109 replaced - Means of appeal.

Section 109 of the International Mechanical Code is deleted in its entirety and replaced with the following:

109.1 General. For provisions relating to the Board of Appeals, see Chapter 16.30 of the Longmont municipal code.

16.12.080. - Section 202 addition - Definitions.

Section 202 of the International Mechanical Code is amended by the addition of the following:

BEDROOM/SLEEPING ROOM: An enclosed space within a dwelling unit, used or intended to be used for sleeping purposes, meeting the minimum area requirements of the building code or containing a closet or similar area which is easily converted into a closet (such space needs only doors to become a closet).

UNUSUALLY TIGHT CONSTRUCTION: Construction meeting the following requirements:

In buildings of unusually tight construction, combustion air shall be obtained from outside the sealed thermal envelope. In buildings of ordinary tightness, insofar as infiltration is concerned, all or a portion of the combustion air for fuel-burning appliances

1 may be obtained from infiltration when the room or space has a volume of 50 cubic feet
2 per 1,000 Btu/h input. Buildings classified as Group R occupancies, constructed with
3 permits issued on or after March 1, 1989, are classified as buildings with unusually tight
4 construction.

5
6 16.12.090. - Section 312.1 amended - Load calculations.

7 Section 312.1 of the International Mechanical Code is amended by the addition of
8 the following:

9 Residential heating and air conditioning equipment shall be sized based on
10 building loads calculated in accordance with Air Conditioning Contractors of America
11 (ACCA) Manual S based on building loads calculated in accordance with ACCA Manual
12 J, Load Calculations for Residential Winter and Summer Air Conditioning, or other
13 approved equivalent or improved heating and cooling methodologies.

14
15 16.12.100. - Section 508.1 amended - Makeup air.

16 Section 508.1 of the International Mechanical Code is amended by the addition of
17 the following:

18 Mechanical makeup air systems shall be interconnected with an extinguishing
19 system or detector device so that upon activation of either, the makeup system shall be
20 shut off.

21
22 16.12.110. - Section 510.5.5 amended - Makeup air.

23 Section 510.5.5 of the International Mechanical Code is amended by the addition
24 of the following:

25 Makeup air systems serving a ventilation system provided for explosive or
26 flammable vapors, fumes or dusts shall be interconnected with an extinguishing system
27 or a detector device so that upon activation of either, the makeup system shall be shut off.

28
29 16.12.120. - Section 603.2 amended - Duct sizing.

30 Section 603.2 of the International Mechanical Code is amended by replacing the
31 first sentence with the following:

32 603.2 Duct sizing. Ducts installed within dwelling units shall be sized in
33 accordance with ACCA Manual D or other approved methods.

1 16.12.130. - Section 701.1 amended – Scope.

2 Section 701.1 of the International Mechanical Code is amended to include the
3 following:

4 701.1.1 All air from indoors. Combustion and dilution air shall be permitted to be
5 obtained entirely from the indoors in buildings that are not of unusually tight
6 construction, in accordance with provisions of the 2012 International Fuel Gas Code
7 Section 304.5 as amended. Exception: Buildings classified as Group R occupancies shall
8 be provided with a minimum 28 inch² opening to outdoor air at the time of replacement
9 or addition of fuel utilization equipment for which a permit is required.

10 For buildings of unusually tight construction, combustion air shall be obtained
11 from the outdoors in accordance with provisions of the 2012 International Fuel Gas Code
12 Section 304.6 as amended.

13
14 16.12.140. - Section 918.2 amended - Minimum duct sizes.

15 Section 918.2 of the International Mechanical Code is amended by the addition of
16 the following:

17 A ducted return shall be provided from a central location at each floor level and
18 all rooms or areas shall have an approved means of pressure relief through permanent
19 openings such as ducted returns, jumper ducts or transfer grills. A minimum 1/3 of the
20 area of return air openings shall be located within two feet of the uppermost ceiling
21 height.

22 Exception: The building official may modify the requirement for height of return
23 air openings due to structural limitations or practical difficulties.

24
25 16.12.150. - Section 1002.1 amended - General.

26 Section 1002.1 of the International Mechanical Code is amended by the addition
27 of the following:

28 The minimum energy factor for residential electric water heaters shall be .97 and
29 .64 for fuel-fired types.

30
31 16.12.160. - Section 1004.1 amended – Standards.

32 Section 1004.1 of the International Mechanical Code is amended by the deletion
33 of the two words “oil-fired” at the beginning of sentence one.

1 16.12.170 Section 1004.2 amended – Installation.

2 Section 1004.2 of the International Mechanical Code is amended by the addition
3 of two subsections as follows:

4 1004.2.1 Certificate of Inspection. It is unlawful to operate a boiler or pressure
5 vessel without first obtaining a valid Certificate of Inspection. Such certificate shall be
6 displayed in a conspicuous place on or near the boiler or vessel. The Certificate of
7 Inspection shall not be issued until the equipment has been inspected and approved.

8 Exception: The operation only of steam heating boilers, low pressure hot water
9 heating boilers, hot water supply boilers, and pressure vessels in Group R Occupancies of
10 less than six dwelling units and in Group U Occupancies.

11 1004.2.2 Operation and maintenance of boilers and pressure vessels. Boilers and
12 pressure vessels shall be operated and maintained in conformity with nationally
13 recognized standards and requirements for adequate protection of the public. The boiler
14 inspector shall notify the owner or the authorized representative of defects or
15 deficiencies, which shall be properly and promptly corrected. If such corrections are not
16 made, or if the operation of the boiler or pressure vessel is deemed unsafe, the permit to
17 operate the boiler or pressure vessel may be revoked. If the operation of a boiler or
18 pressure vessel is deemed to constitute an immediate danger, the pressure on such boiler
19 or pressure vessel shall be relieved at the owner's cost, and the boiler or pressure vessel
20 shall not be operated without approval of the boiler inspector.

21
22 16.12.180. - Section 1011.1 replaced – Tests.

23 Section 1011.1 of the International Mechanical Code is deleted in its entirety and
24 replaced with the following:

25 1011.1 Tests. An installation for which a permit is required shall not be put into
26 service until it has been inspected and approved. It is the duty of the owner or his or her
27 authorized representative to notify the state boiler inspector or an authorized alternate that
28 the installation is ready for inspection and test.

29
30 Section 4. International Fuel Gas Code and Appendices Adopted.

31 Chapter 16.14 of the Longmont Municipal Code is hereby repealed and reenacted to read
32 as follows:

1 16.14.010. - International Fuel Gas Code including Appendix Chapters A and B adopted.

2 Pursuant to Part 2 of Article 16 of Title 31, CRS, as amended, and Article IV,
3 Municipal Charter of the City of Longmont, Colorado, there is adopted as the fuel gas
4 code of the City, by reference thereto, the International Fuel Gas Code, 2012 Edition,
5 including Appendix Chapters A and B, published by the International Code Council, Inc.,
6 4051 West Flossmoor Road, Country Club Hills, IL 60478, that code to have the same
7 force and effect as if set forth in this chapter in every particular, save and except such
8 portions as are added, amended, deleted, or replaced in this chapter. All references in this
9 code to the International Fuel Gas Code are to the edition referenced above.

10
11 16.14.020. - Copies of Code - Filing for public inspection.

12 At the time of adoption, one copy of the International Fuel Gas Code, published
13 by the International Code Council Inc., certified to be a true copy is on file in the office
14 of the city clerk and may be inspected by any interested person between the hours of
15 eight a.m. and five p.m., Monday through Friday, holidays excepted. The city shall keep
16 a copy of the adopted code in the office of the chief enforcement officer for public
17 inspection. The building code, as finally adopted, is available for sale at the office of the
18 city clerk, at a price reflecting cost to the city as established by the city manager, pursuant
19 to this municipal code.

20
21 16.14.030. - Section 101.1 amended - Title.

22 Section 101.1 of the International Fuel Gas Code is amended by insertion of “the
23 City of Longmont” in the brackets.

24
25 16.14.040. - Section 101.2.5 amended - Other fuels.

26 Section 101.2.5. of the International Fuel Gas Code is revised by the addition of
27 the following Section: 101.2.5.1 Fuel gas prohibited. Liquefied petroleum gases shall not
28 be used as a fuel source for equipment in any occupancy.

29 Exception: Construction or temporary heating in accordance with the fire code.

30
31 16.14.050. - Section 106.6.2 amended - Fee schedule.

32 Section 106.6.2 of the International Fuel Gas Code is amended by the addition of
33 the following:

1 The fee for any permit required by this code shall be established from time to time
2 by resolution of the city council.

3
4 16.14.060. - Section 106.6.3 amended - Fee refunds.

5 Section 106.6.3 of the International Fuel Gas Code is amended by the insertion of
6 “80” in the brackets of #2 and #3.

7
8 16.14.070. - Section 108 replaced - Violations.

9 Sections 108.1 through 108.4 of the International Fuel Gas Code are deleted and
10 replaced with the following:

11 108.1 Unlawful acts. It is unlawful for any person to erect, install, alter, repair,
12 relocate, add to, replace, demolish, use, occupy or maintain any building or structure, or
13 cause or permit the same to be done, in violation of this code.

14 108.2 Violation. Any person committing or permitting a violation of this code
15 commits a separate offense for each day or part of a day during which the violation
16 exists. Offenses are punishable according to Chapter 1.12 of the Longmont municipal
17 code.

18 108.3 Violation, penalties. Imposition of one penalty for any violation shall not
19 excuse the violation nor permit it to continue, and all such persons shall correct or
20 remedy such violations or defect within a reasonable time.

21 108.4 Prosecution of violation. In addition to any other penalties, any violation of
22 this code is a public nuisance and shall be enjoined by a court of competent jurisdiction.
23 Nothing in this code shall prevent the city attorney from seeking appropriate legal or
24 equitable relief from any court of competent jurisdiction.

25
26 16.14.080. - Section 109 replaced - Board of Appeals.

27 Section 109 of the International Fuel Gas Code is deleted in its entirety and
28 replaced with the following:

29 109.1 General. For provisions relating to the Board of Appeals, see
30 Chapter 16.30 of the Longmont Municipal Code.

1 16.14.090. - Section 202 addition - Definitions.

2 Section 202 of the International Fuel Gas Code is amended by the addition of the
3 following:

4 BEDROOM/SLEEPING ROOM: An enclosed space within a dwelling unit, used
5 or intended to be used for sleeping purposes, meeting the minimum area requirements of
6 the building code or containing a closet or similar area which is easily converted into a
7 closet (such space needs only doors to become a closet).

8 UNUSUALLY TIGHT CONSTRUCTION: Construction meeting the following
9 requirements:

10 In buildings of unusually tight construction, combustion air shall be obtained from
11 outside the sealed thermal envelope. In buildings of ordinary tightness, insofar as
12 infiltration is concerned, all or a portion of the combustion air for fuel-burning appliances
13 may be obtained from infiltration when the room or space has a volume of 50 cubic feet
14 per 1,000 Btu/h input. Buildings classified as Group R occupancies, constructed with
15 permits issued on or after March 1, 1989, are classified as buildings with unusually tight
16 construction.

17
18 16.14.100. - Section 304.5 amended - Indoor combustion air.

19 Section 304.5 of the International Fuel Gas Code is amended by the insertion of
20 the following at the beginning of the section:

21 For buildings of unusually tight construction, combustion air shall be obtained
22 from the outdoors in accordance with provisions of Section 304.6.

23 Combustion and dilution air may be obtained entirely from the indoors in buildings that
24 meet the requirements of this section.

25 Exception: Existing buildings classified as Group R occupancies shall be provided
26 with a minimum 28 inch² opening to outdoor air at the time of replacement or addition of
27 fuel utilization equipment for which a permit is required.

28
29 16.14.110. - Section 401.7 amended - Piping meter identification.

30 Section 401.7 of the International Fuel Gas Code is amended by the addition of
31 the following:

32 Multiple meters for a building shall be installed in a group, unless the building
33 official approves remote locations.

1 16.14.120. - Section 624.1 amended - General.

2 Section 624.1 of the International Fuel Gas Code is amended by the addition of
3 the following:

4 The minimum energy factor for residential water heaters shall be .64 for fuel-
5 fired, and .97 for electric.

6
7 Section 5. International Plumbing Code and Appendices Adopted.

8 Chapter 16.16 of the Longmont Municipal Code is hereby repealed and reenacted to read
9 as follows:

10
11 16.16.010. International Plumbing Code including Appendix Chapters B, C, E
12 and F adopted.

13 Pursuant to Part 2 of Article 16 of Title 31, CRS, as amended, and Article IV,
14 Municipal Charter of the City of Longmont, Colorado, there is adopted as the plumbing
15 code of the City, by reference thereto, the International Plumbing Code, 2012 Edition,
16 including Appendix Chapters B, C, E and F, published by the International Code Council,
17 Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, that code to have the
18 same force and effect as if set forth in this chapter in every particular, save and except
19 such portions as are added, amended, deleted, or replaced in this chapter. All references
20 in this code to the International Plumbing Code are to the edition referenced above.

21
22 16.16.020. Copies of Code - Filing for public inspection.

23 At the time of adoption, one copy of the International Plumbing Code, published
24 by the International Code Council Inc., certified to be a true copy is on file in the office
25 of the city clerk and may be inspected by any interested person between the hours of
26 eight a.m. and five p.m., Monday through Friday, holidays excepted. The city shall keep
27 a copy of the adopted code in the office of the chief enforcement officer for public
28 inspection. The building code, as finally adopted, is available for sale at the office of the
29 city clerk, at a price reflecting cost to the city as established by the city manager, pursuant
30 to this municipal code.

1 16.16.030. - Section 101.1 amended - Title.

2 Section 101.1 of the International Plumbing Code is amended by insertion of “the
3 City of Longmont” within the brackets.

4
5 16.16.040. Section 106.6.2 replaced - Fee schedule.

6 Section 106.6.2 of the International Plumbing Code is deleted in its entirety and
7 replaced with the following:

8 The fee for any permit required by this code shall be established from time to time
9 by resolution of the city council.

10
11 16.16.050. - Section 106.6.3 amended - Fee refunds.

12 Section 106.6.3 of the International Plumbing Code is amended by inserting
13 “eighty percent” into the brackets of paragraphs numbered 2 and 3.

14
15 16.16.060. - Section 108 replaced - Violations.

16 Section 108 International Plumbing Code is deleted in its entirety, and replaced
17 with the following:

18 108.1 Unlawful acts. It is unlawful for any person to erect, install, alter, repair,
19 relocate, add to, replace, demolish, use, occupy or maintain any building or structure, or
20 cause or permit the same to be done, in violation of this code.

21 108.2 Violation. Any person committing or permitting a violation of this code
22 commits a separate offense for each day or part of a day during which the violation
23 exists. Offenses are punishable according to Chapter 1.12 of the Longmont Municipal
24 Code.

25 108.3 Violation penalties. Imposition of one penalty for any violation shall not
26 excuse the violation nor permit it to continue, and all such persons shall correct or
27 remedy such violations or defect within a reasonable time.

28 108.4 Prosecution of violation. In addition to any other penalties, any violation of
29 this code is a public nuisance and shall be enjoined by a court of competent jurisdiction.
30 Nothing in this code shall prevent the city attorney from seeking appropriate legal or
31 equitable relief from any court of competent jurisdiction.

1 16.16.070. - Section 109 replaced - Means of appeal.

2 Section 109 of the International Plumbing Code is deleted in its entirety, and
3 replaced with the following:

4 109.1 General. For provisions relating to the Board of Appeals, see section 16.30
5 of the Longmont Municipal Code.

6
7 16.16.080. - Section 202 addition - Definitions.

8 Section 202 of the International Plumbing Code is amended by the addition of the
9 following:

10 GREASE TRAP – a passive interceptor whose rated flow is 50 gpm or less.

11
12 16.16.090. - Section 301.3 deleted - Connections to drainage system.

13 Section 301.3 of the International Plumbing Code is amended by the deleting the
14 exception.

15
16 16.16.100. - Section 305.4 amended - Freezing.

17 Section 305.4 of the International Plumbing Code is amended by the deletion of
18 the second sentence, and replaced with the following: “Exterior water supply system
19 piping shall be installed not less than 54 inches below grade”.

20
21 16.16.110. - Section 305.4.1 amended - Sewer depth.

22 Section 305.4.1 of the International Plumbing Code is amended by the insertion of
23 24 (inches) into the brackets of sentences 1 and 2.

24
25 16.16.120. Section 312.3 amended - Drainage and vent air test.

26 Section 312.3 of the International Plumbing Code is amended by the removing the
27 first sentence.

28
29 16.06.130. - Section 424.5 Bathtub and whirlpool bathtub valves.

30 Section 424.5 of the International Plumbing Code is deleted in its entirety.

1 16.16.140. - Section 501.1 amended – Scope.

2 Section 501.1 of the International Plumbing Code is amended by the addition of
3 the following:

4 The minimum energy factor for residential electric water heaters shall be .97 and
5 .64 for fuel-fired types.

6
7 16.16.150. - Section 608.16.5 Connections to lawn irrigation systems.

8 Section 608.16.5 of the International Plumbing Code is amended by addition of
9 the following sentence:

10 All lawn irrigation systems shall be equipped with a rain sensing device.

11
12 16.16.160. - Section 903.1 amended - Roof extension.

13 Section 903.1 of the International Plumbing Code is amended by inserting the
14 number “6” in the brackets.

15
16 16.16.170. - Chapter 13 deleted - Gray Water Recycling Systems.

17 Chapter 13 of the International Plumbing Code is deleted in its entirety.

18 16.16.180 Appendix D—Degree day and design temperatures

19 Appendix D of the International Plumbing Code is amended by adding the
20 following after the title:

21 The design parameters in Longmont shall be -2 degrees Fahrenheit heating design
22 and 91 degrees Fahrenheit cooling design.

23
24 Section 6. International Property Maintenance Code Adopted.

25 Chapter 16.20 of the Longmont Municipal Code is hereby repealed and reenacted
26 to read as follows:

27
28 16.20.010. - International Property Maintenance Code adopted.

29 Pursuant to Part 2 of Article 16 of Title 31, CRS, as amended, and Article IV,
30 Municipal Charter of the City of Longmont, Colorado, there is adopted as the property
31 maintenance code of the City, by reference thereto, the International Property
32 Maintenance Code, 2012 Edition, published by the International Code Council, Inc.,
33 4051 West Flossmoor Road, Country Club Hills, IL 60478, that code to have the same

1 force and effect as if set forth in this chapter in every particular, save and except such
2 portions as are added, amended, deleted, or replaced in this chapter. All references in this
3 code to the International Property Maintenance Code are to the edition referenced above.
4

5 16.20.020. - Copies - Filing for public inspection.

6 At the time of adoption, one certified true copy of the International Property
7 Maintenance Code, published by the International Code Council is on file in the office of
8 the city clerk and may be inspected by any interested person between the hours of eight
9 a.m. and five p.m., Monday through Friday, holidays excepted. The city shall keep a
10 copy of the adopted code in the office of the chief enforcement officer for public
11 inspection. The building code, as finally adopted, is available for sale at the office of the
12 city clerk, at a price reflecting cost to the city as established by the city manager, pursuant
13 to this municipal code.
14

15 16.20.030. - Section 101.1 amended - Title.

16 Section 101.1 of the International Property Maintenance Code is amended by
17 insertion of "the City of Longmont" within the brackets.
18

19 16.20.040. - Section 102.3 amended - Application of other codes.

20 Section 102.3 of the International Property Maintenance Code is deleted in its
21 entirety and replaced with the following:

22 Repairs, additions or alterations to a structure, or change of use or occupancy,
23 shall be done in accordance with all current adopted codes.
24

25 16.20.050. - Section 103.1 amended - General.

26 Section 103.1 of the International Property Maintenance Code is amended by the
27 addition of the following to sentence one: "or designee".
28

29 16.20.060. - Section 103.5 replaced - Fees.

30 Section 103.5 of the International Property Maintenance Code is deleted in its
31 entirety and replaced with the following:

32 Fees for the administration and enforcement of this code shall be established from
33 time to time by resolution of the city council.

1 16.20.070. - Section 106 replaced - Violations.

2 Section 106 of the International Property Maintenance Code is deleted in its
3 entirety and replaced with the following:

4 106.1 Unlawful acts. It is unlawful for any person to erect, install, alter, repair,
5 relocate, add to, replace, demolish, use, occupy or maintain any building or structure, or
6 cause or permit the same to be done, in violation of this code.

7 106.2 Violation. Any person committing or permitting a violation of this code
8 commits a separate offense for each day or part of a day during which the violation
9 exists. Offenses are punishable according to Chapter 1.12 of the Longmont Municipal
10 Code.

11 106.3 Violation penalties. Imposition of one penalty for any violation shall not
12 excuse the violation nor permit it to continue, and all such persons shall correct or
13 remedy such violations or defect within a reasonable time. In addition to any other
14 penalties, any violation of this code is a public nuisance and shall be enjoined by a court
15 of competent jurisdiction. For provisions relating to public nuisance see Longmont
16 Municipal Code Chapter 9.04. Nothing in this code shall prevent the city attorney from
17 seeking appropriate legal or equitable relief from any court of competent jurisdiction.
18 The chief building official shall certify, to the city clerk, as a proposed charge and lien
19 against the subject property, the cost, plus a twenty percent administrative service charge,
20 of any such action taken pursuant to such court action or pursuant to the following
21 sections of the International Property Maintenance Code:

22 §108. 1.3, Closing of vacant structures unfit for human habitation and occupancy,
23 or

24 §110.3 Demolition of structures dangerous, unsafe, insanitary or otherwise unfit
25 for human habitation or occupancy, that are un-repairable, un-repaired or on which
26 normal construction has ceased for more than two years.

27 106.4. Notice of Assessment; Appeal of Charges.

28 (a) Upon receipt of the statement of charges, the city clerk shall mail to the
29 owner of record of the subject property a notice, stating the amount and grounds for the
30 charges; that the City proposes to assess the charges against the property; and that,
31 pursuant to section 16.30.040 of Longmont Municipal Code, any objections to the
32 proposed assessment must be made in writing and filed with the office of the city clerk
33 within fourteen (14) days from the date of receipt of such notice. Upon the expiration of

1 the fourteen (14) day period, if the city clerk receives no objections, the finance director
2 shall, pursuant to C.R.S § 31-20-105, certify such charges to the office of the treasurer of
3 the county that includes the property, for collection in the same manner as taxes
4 authorized by C.R.S. Title 31.

5 (b) If the property owner files an appeal with the city clerk before the
6 expiration of the fourteen (14) day period, the finance director shall refer the matter to the
7 master board of appeals for determination, according to Chapter 16.30 of the Longmont
8 Municipal Code.

9 (c) Upon conclusion of administrative review, the master board of appeals
10 shall determine, in writing, whether the charges are proper. The city shall have the
11 burden of proof, by a preponderance of the evidence. According to that determination,
12 the master board of appeals shall affirm, cancel or reduce the charges. The master board
13 of appeals shall furnish a copy of this determination to the person making the objections
14 together with a notice of such person's right to appeal to the District Court, according to
15 Chapter 16.30 of the Longmont Municipal Code.

16 (d) The master board of appeals, on appeal, may reduce or cancel a proposed
17 assessment if it is determined that any of the following did not conform to the provisions
18 of this Ordinance:

- 19 (1) Any required notice to correct the subject violations; or
20 (2) The work performed in abating the nuisance; or
21 (3) The computation of charges.

22 (e) Upon a final determination by the master board of appeals affirming or
23 reducing the charges, the City Clerk shall certify a copy of the determination to the
24 finance director, who shall certify such charges to the office of the treasurer of the
25 county, as provided above.

26
27 16.20.080. - Section 107.5 amended - Penalties.

28 Section 107.5 of the International Property Maintenance Code is amended by
29 deleting the reference to "106.4" and substituting "106.2 and 106.3" as amended.

30
31 16.20.090. - Section 108.1.5 amended - Dangerous structure or premises.

32 Section 108.1.5 of the International Property Maintenance Code is amended by
33 the addition of the following:

12. Any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

13. Any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

14. The exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

15. The building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.

16. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.

17. Any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

16.20.100. - Section 110.1 amended - General.

Section 110.1 of the International Property Maintenance Code is amended by deleting the last sentence in this section and adding "Where deemed necessary by the code official, boarding per Appendix A may be required".

16.20.110. - Section 111 replaced - Means of appeal.

Section 111 of the International Property Management Code is deleted in its entirety and replaced with the following:

111.1 General. For provisions relating to the board of appeals, see Chapter 16.30 of the Longmont Municipal Code.

16.20.110. - Section 112.4 amended - Failure to comply.

Section 112.4 of the International Property Management Code is amended to read as follows:

It shall be a violation of this code for any person to continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition.

16.20.120. - Section 202 addition - Definitions.

Section 202 of the International Property Maintenance Code is amended by the deletion of the definition for bedroom and replace with the following:

BEDROOM/SLEEPING ROOM: An enclosed space within a dwelling unit, used or intended to be used for sleeping purposes, meeting the minimum area requirements of the building code or containing a closet or similar area which is easily converted into a closet (such space needs only doors to become a closet).

16.20.130. - Section 302.1 amended - Sanitation.

Section 302.1 of the International Property Maintenance Code is amended by the addition of the following:

For provisions relating to offensive premises see 9.04.100 of the Longmont Municipal Code.

16.20.140. - Section 302.3 amended - Sidewalks and driveways.

Section 302.3 of the International Property Maintenance Code is amended by the addition of the following section:

Section 302.3.1 Surfacing. Any required front or side yard setback adjacent to a street, on which a vehicle is driven or parked, must be surfaced with asphalt, concrete or gravel. If gravel, the parking surface must be at least three inches deep and must be kept free of vegetation and, if necessary, provide a border to prevent parking surface from spreading. At least sixty percent of any yard adjacent to a street and seventy-five percent

1 for all yards adjacent to a street on a corner lot, shall be landscaped. No parking shall be
2 permitted in landscape areas.

3
4 16.20.150. - Section 302.4 amended - Weeds.

5 Section 302.4 of the International Property Maintenance Code is amended by the
6 addition of the following:

7 For provisions relating to weeds see chapter 9.32 of the Longmont municipal
8 code.

9
10 16.20.160. - Section 302.5 amended - Rodent harborage.

11 Section 302.5 of the International Property Maintenance Code is amended by the
12 addition of the following:

13 For provisions relating to rodents see chapter 9.16 of the Longmont municipal
14 code.

15
16 16.20.170. - Section 302.8 amended - Motor vehicles.

17 Section 302.8 of the International Property Maintenance Code is amended by the
18 addition of the following:

19 For provisions relating to motor vehicles see chapter 11.12 of the Longmont
20 municipal code.

21
22 16.20.180. Section 302.9 amended - Defacement of property.

23 Section 302.9 of the International Property Maintenance Code is amended to read
24 as follows:

25 No person shall willfully or wantonly damage, mutilate or deface any exterior
26 surface of any structure or building on any private or public property by placing thereon
27 any marking, carving or graffiti.

28 It shall be the responsibility of the owner to promptly report defacement of private
29 property exterior surface and to cooperate with the code official to ensure that said
30 surface is restored to an approved state of maintenance and repair.

31 Upon determining that the measures outlined in the preceding paragraph of this
32 section will not restore the surface to an approved state of maintenance, the code official
33 is authorized, pursuant to section 107 of this code, to issue a correction order to the

owner. Upon failure of the owner to satisfy the correction order through any available public agency or by contract or arrangement by private persons and may pursue assessment and collection of the cost thereof according to sections 106.3 and 106.4. (Ord. 0-2006-40 § 1).

16.20.190. - Section 303.1 amended - Swimming pools.

Section 303.1 of the International Property Maintenance Code is amended by the addition of “spas, hot tubs, ornamental ponds or any other water features” after the word swimming pools in the first sentence.

16.20.200. - Section 303.2 added - Enclosures.

Section 303.2 of the International Property Maintenance Code is amended by the addition of the following section:

Section 303.2.1 for provisions relating to swimming pool fencing and setbacks see section 15.04.030 and 15.05.010 of the Longmont municipal code.

16.20.210. - Section 304.1.1 amended - Unsafe conditions.

Section 304.1.1 of the International Property Maintenance Code is amended by replacing the words “shall be repaired or replaced” with the words “may be required to be repaired or replaced”.

16.20.220. - Section 304.14 replaced - Insect screens.

Section 304.14 of the International Property Maintenance Code is deleted in its entirety and replaced with the following:

Insect screens shall be provided on every exterior door, all operable windows and any outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screen of not less than 16 mesh per inch and every door used for insect control shall have a self-closing device in good working condition. Screens shall be maintained free from tears, holes, or other imperfections of either screen or frame that could admit insects such as flies or mosquitoes.

1 16.20.230. - Section 304.15 amended - Doors.

2 Section 304.15 of the International Property Maintenance Code is amended by
3 deleting the words “operator systems if provided” in sentence one.
4

5 16.20.240. - Section 304.19 amended - Gates.

6 Section 304.19 of the International Property Maintenance Code is deleted in its
7 entirety and replaced with the following:

8 304.19 Automated gates. All exterior automated gates, gate assemblies, operator
9 systems if provided, and hardware shall be maintained in good condition. Latches at all
10 entrances shall tightly secure the gates.
11

12 16.20.250. Section 305.1.1 amended - Unsafe conditions.

13 Section 305.1.1 of the International Property Maintenance Code is amended by
14 replacing the words “shall be repaired or replaced” with the words “may be required to be
15 repaired or replaced”.
16

17 16.20.260. - Section 306.1.1 amended - Unsafe conditions.

18 Section 306.1.1 of the International Property Maintenance Code is amended by
19 replacing the words “shall be repaired or replaced” with the words “may be required to be
20 repaired or replaced”.
21

22 16.20.270. - Section 307.1 amended - General.

23 Section 307.1 of the International Property Maintenance Code is deleted in its
24 entirety and replaced with the following:

25 Every interior and exterior stairway shall comply with the International Building
26 Code Sections 1003, 1009, 1012 and 1013 and residential stairways in one and two
27 family dwellings shall comply with International Residential Code sections R311 and
28 R312.
29

30 16.20.280. - Section 402.2 amended - Common halls and stairways.

31 Section 402.2 of the International Property Maintenance Code is deleted in its
32 entirety and replaced with the following:

1 Every common hall and stairway shall be lighted at all times with at least a 60-
2 watt standard incandescent light bulb for each 200 square feet of floor area or equivalent
3 illumination, provided the spacing between lights is not greater than 30 feet. Means of
4 egress, including exterior means of egress, stairways shall be illuminated at all times the
5 building space served by the means of egress is occupied, with a minimum of 1
6 footcandle at floors, landings, ramps and treads.

7
8 16.20.290. - Section 404.4.1 amended - Room area.

9 Section 404.4.1 of the International Property Maintenance Code is deleted in its
10 entirety and replaced with the following:

11 Every living room shall contain at least 120 square feet and every bedroom shall
12 contain at least 70 square feet.

13
14 16.20.300. - Section 404.5 amended - Overcrowding.

15 Section 404.5 of the International Property Maintenance Code is deleted in its
16 entirety and replaced with the following:

17 The number of persons occupying a dwelling unit shall not create conditions that,
18 in the opinion of the code official, endanger the life, health, safety or welfare of the
19 occupants.

20
21 16.20.310. - Section 503.4 amended - Floor surface.

22 Section 503.4 of the International Property Maintenance Code is deleted in its
23 entirety and replaced with the following:

24 503.4 Sanitation. In other than dwelling units, floors of toilet rooms shall
25 be finished with a smooth nonabsorbent material that extends upward on the walls at least
26 5 inches (127mm). Walls within 2 feet (610mm) of the front and sides of urinals and
27 water closets shall be finished with a smooth nonabsorbent material to a height of 4 feet
28 (1219mm).

29
30 16.20.320. - Section 506.1 replaced - General.

31 Section 506.1 of the International Property Maintenance Code is deleted in its
32 entirety and replaced with the following:

33 All plumbing fixtures shall be properly connected to a public sewer system.

1 16.20.330. - Section 601.1 amended - Scope.

2 Section 601.1 of the International Property Maintenance Code is amended with
3 the addition of the following section:

4 Section 601.1.1 Carbon monoxide detection. Carbon monoxide detection must be
5 provided in all residential occupancies having a fuel fired appliance or attached garage,
6 when the property has any interior work performed requiring a building permit or
7 whenever the unit has a change in ownership or tenancy. The detectors shall be installed
8 within 15 feet of any sleeping area and may be battery powered, hard wired or cord and
9 plug type.

10
11 16.20.340. - Section 602.3 amended - Heat supply.

12 Section 602.3 of the International Property Maintenance Code is amended as
13 follows:

14 Insert in the date “September 1st” to “May 1st” into the brackets.

15
16 16.20.350. - Section 602.4 amended - Occupiable work spaces.

17 Section 602.4 of the International Property Maintenance Code is amended as
18 follows:

19 Insert in the date “September 1st” to “May 1st” into the brackets.

20
21 16.20.360. - Section 604.3.1.1 amended - Electrical equipment.

22 Section 604.3.1.1 of the International Property Maintenance Code is amended by
23 replacing the words “shall be repaired or replaced” with the words “may be required to be
24 repaired or replaced,” and replacing the reference to the “International Building Code”
25 with “adopted electrical code.”

26
27 16.20.370. - Section 604.3.2.1 amended - Electrical equipment.

28 Section 604.3.2.1 of the International Property Maintenance Code is amended by
29 replacing the words “shall be repaired or replaced” with the words “may be required to be
30 repaired or replaced,” and replace reference to the “International Building Code” with
31 “the adopted electrical code.”

1 Section 7. International Energy Conservation Code Adopted.

2 Chapter 16.22 of the Longmont Municipal Code is hereby repealed and reenacted to read
3 as follows:
4

5 16.22.010. - International Energy Conservation Code adopted.

6 Pursuant to Part 2 of Article 16 of Title 31, CRS, as amended, and Article IV,
7 Municipal Charter of the City of Longmont, Colorado, there is adopted as the energy
8 code of the City, by reference thereto, the International Energy Conservation Code, 2012
9 Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road,
10 Country Club Hills, IL 60478, that code to have the same force and effect as if set forth in
11 this chapter in every particular, save and except such portions as are added, amended,
12 deleted, or replaced in this chapter. All references in this code to the International
13 Energy Conservation Code are to the edition referenced above.
14

15 16.22.020. - Copies - Filing for public inspection.

16 At the time of adoption, one certified true copy of the International Energy
17 Conservation Code, published by the International Code Council is on file in the office of
18 the city clerk and may be inspected by any interested person between the hours of eight
19 a.m. and five p.m., Monday through Friday, holidays excepted. The city shall keep a
20 copy of the adopted code in the office of the chief enforcement officer for public
21 inspection. The building code, as finally adopted, is available for sale at the office of the
22 city clerk, at a price reflecting cost to the city as established by the city manager, pursuant
23 to this municipal code.
24

25 16.22.030. - Section C101.1 amended - Title.

26 International Energy Conservation Code is amended by insertion of “the City of
27 Longmont” in the brackets.
28

29 16.22.040 - Section C101.5.2 amended - Low energy buildings.

30 Section C101.5.2 of the International Energy Conservation Code is amended by
31 adding the following exception: Seasonal buildings.

1 16.22.050. Section C103.3.1 amended - Approval of construction documents.

2 Section C103.3.1 of the International Energy Conservation Code is amended by
3 replacing the first sentence to read as follows:

4 When the building official issues a permit, the construction documents shall be
5 approved, in writing or by a stamp which states "APPROVED AS NOTED."
6

7 16.22.060. - Section C202 addition – Definitions.

8 Section C202 of the International Energy Conservation Code is amended by the
9 addition of the following:

10 CONDITIONED SPACE: For energy purposes, space within a building that is
11 provided with heating and/or cooling equipment or systems capable of maintaining,
12 through design or heat loss/gain, 50 degrees Fahrenheit during the heating season and 85
13 degrees Fahrenheit during the cooling season, or communicates directly with a
14 conditioned space. For mechanical purposes, an area, room or space being heated or
15 cooled by any equipment or approved heating appliance.

16 UNUSUALLY TIGHT CONSTRUCTION: Construction meeting the following
17 requirements:

18 In buildings of unusually tight construction, combustion air shall be obtained from
19 outside the sealed thermal envelope. In buildings of ordinary tightness, insofar as
20 infiltration is concerned, all or a portion of the combustion air for fuel-burning appliances
21 may be obtained from infiltration when the room or space has a volume of 50 cubic feet
22 per 1,000 Btu/h input. Buildings classified as Group R occupancies, constructed with
23 permits issued on or after March 1, 1989, are classified as buildings with unusually tight
24 construction.
25

26 16.22.070. - Section C302.1 amended - Design conditions.

27 Section C302.1 of the International Energy Conservation Code is amended by the
28 addition of the following:

29 The residential design parameters shall be -2 degrees Fahrenheit heating design
30 and 91 degrees Fahrenheit cooling design.

1 16.22.080. - Section C402.2 amended - Table C402.2.

2 Table C402.2 of the International Energy Conservation Code is amended by the
3 addition of footnote f stating the following:

4 Re-roofing of existing buildings requiring insulation be installed per Section
5 C101.4.3 item 5 may be allowed to install an insulation value of R-30 above the roof
6 deck.

7
8 16.22.090. - Section C403.2.1 amended - Calculation of heating and cooling loads.

9 Section C403.2.1 of the International Energy Conservation Code is amended by
10 the addition of the following:

11 Residential dwelling unit heating and cooling equipment shall be sized in
12 accordance with ACCA Manual S based on building loads calculated in accordance with
13 ACCA Manual J or other approved heating and cooling calculation methodologies and
14 any duct systems serving that equipment shall be installed in accordance with ACCA
15 Manual D.

16
17 16.22.100. - Section C403.2.9 amended - Mechanical systems commissioning and
18 completion requirements.

19 Section C403.2.9 of the International Energy Conservation Code is amended by
20 the deletion of the first sentence and insert the following:

21 Mechanical systems shall be completed in accordance with Sections C408.2.2
22 through C408.2.3.3.

23
24 16.22.110. - Section C404.1 amended - Service water heating - General

25 Section C404.1 of the International Energy Conservation Code is amended by the
26 addition of Section 404.1.1 Service water heating.

27 The minimum Energy Factor for residential dwelling unit water heaters shall be
28 .64 for fuel fired and .98 for electric water heaters.

29
30 16.22.120. - Section C404.5 amended - Pipe insulation

31 Section C404.5 of the International Energy Conservation Code is amended by the
32 deletion of the entire section and insert the following:

1 For automatic-circulating hot water and heat-traced systems, piping shall be
2 insulated with not less than 1 inch of insulation. The first 8 feet of piping in non-hot-
3 water-supply temperature maintenance systems served by equipment without integral
4 heat traps shall be insulated with 0.5 inch of material.

5 Exception: Heat-traced piping systems shall meet the manufacturer's installation
6 instructions. Untraced piping within a heat traced system shall be insulated with not less
7 than 1 inch of insulation.

8
9 16.22.130. - Section C404.7.3 amended - Covers.

10 Section C404.7.3 of the International Energy Conservation Code is amended by
11 the deletion of sentence one and insert the following:

12 Heated pools and inground permanently installed spas heated to 90 degrees
13 Fahrenheit or higher shall be provided with a vapor-retardant cover.

14
15 16.22.140. - Section C405.1 amended - Electrical power and lighting systems.

16 Section C405.1 of the International Energy Conservation Code is amended by the
17 addition of the following after sentence one:

18 Functional testing shall be in accordance with Section C408.3.

19
20 16.22.150. - Section C408 amended - System commissioning.

21 Section C408 of the International Energy Conservation Code is amended by the
22 deletion of Sections C408.1, C408.2, C408.2.1, C408.2.4, C408.2.4.1, C408.2.4.2,
23 C408.2.5, C408.2.5.1, C408.2.5.2, C408.2.5.3 and C408.2.5.4.

24
25 16.22.160. - Section C408.3 amended - Lighting system functional testing.

26 Section C408.3.1 of the International Energy Conservation Code is amended by
27 the deletion of sentence two.

28
29 16.22.170. - Section R101.1 amended - Title.

30 International Energy Conservation Code is amended by insertion of "the City of
31 Longmont" in the brackets.

1 16.22.180. - Section R103.3.1 amended - Approval of construction documents.

2 Section R103.3.1 of the International Energy Conservation Code is amended by
3 replacing the first sentence to read as follows:

4 When the building official issues a permit, the construction documents shall be
5 approved, in writing or by a stamp which states "APPROVED AS NOTED."
6

7 16.22.190. - Section R202 addition - Definitions.

8 Section R202 of the International Energy Conservation Code is amended by the
9 addition of the following:

10 BEDROOM/SLEEPING ROOM: An enclosed space within a dwelling unit, used
11 or intended to be used for sleeping purposes, meeting the minimum area requirements of
12 the building code or containing a closet or similar area which is easily converted into a
13 closet (such space needs only doors to become a closet).

14 CONDITIONED SPACE: For energy purposes, space within a building that is
15 provided with heating and/or cooling equipment or systems capable of maintaining,
16 through design or heat loss/gain, 50 degrees Fahrenheit during the heating season and 85
17 degrees Fahrenheit during the cooling season, or communicates directly with a
18 conditioned space. For mechanical purposes, an area, room or space being heated or
19 cooled by any equipment or approved heating appliance.

20 UNUSUALLY TIGHT CONSTRUCTION: Construction meeting the following
21 requirements:

22 In buildings of unusually tight construction, combustion air shall be obtained from
23 outside the sealed thermal envelope. In buildings of ordinary tightness, insofar as
24 infiltration is concerned, all or a portion of the combustion air for fuel-burning appliances
25 may be obtained from infiltration when the room or space has a volume of 50 cubic feet
26 per 1,000 Btu/h input. Buildings classified as Group R occupancies, constructed with
27 permits issued on or after March 1, 1989, are classified as buildings with unusually tight
28 construction.
29

30 16.22.200. - Section C302.1 amended - Design conditions.

31 Section R302.1 of the International Energy Conservation Code is amended by the
32 addition of the following:

1 The residential design parameters shall be -2 degrees Fahrenheit heating design
2 and 91 degrees Fahrenheit cooling design.

3
4 16.22.210. - Section R401.1 amended – Scope.

5 Section R401.1 of the International Energy Conservation Code is amended by the
6 addition of Section 401.1.1 Service water heating.

7 The minimum Energy Factor for residential dwelling unit water heaters shall be
8 .64 for fuel fired and .98 for electric water heaters.

9
10 16.22.220. - Section R401.3 amended - Certificate.

11 Section R401.3 of the International Energy Conservation Code is amended by
12 replacing the first two sentences with the following:

13 A permanent certificate shall be posted in a conspicuous location on the job site.

14
15 16.22.230. - Section R402.4.1 amended - Building thermal envelope.

16 Section R402.4.1 of the International Energy Conservation Code is amended by
17 replacing the first two sentences with the following:

18 The building thermal envelope shall comply with Section R402.4.1.1. The
19 building thermal envelope shall be durably sealed to limit infiltration. The sealing
20 methods between dissimilar materials shall allow for differential expansion and
21 contraction. The following shall be caulked, gasketed, weatherstripped or otherwise
22 sealed with an air barrier material, suitable film or solid material:

23 All joints, seams and penetrations

24 Site-built windows, doors and skylights

25 Openings between window and door assemblies and their respective jambs and
26 framing

27 Utility penetrations

28 Dropped ceilings or chases adjacent to the thermal envelope

29 Knee walls

30 Walls and ceilings separating a garage from conditioned space

31 Behind tubs and showers on exterior walls

32 Common walls between dwelling units

33 Attic access openings

1 Rim joist junction

2 All other sources of infiltration

3
4 16.22.240. - Section R402.4.1.1 amended - Installation.

5 Section R402.4.1.1 of the International Energy Conservation Code is amended by
6 the deletion of sentence two and insert the following:

7 Where required by the code official, an approved third party shall inspect all components
8 and verify compliance in accordance with Section R402.4.1.2.

9
10 16.06.250. - Section R402.4.1.2 amended - Testing.

11 Section R402.4.1.2 of the International Energy Conservation Code is amended by
12 changing the 3 air changes per hour in zones 3 through 8 in sentence one to 5.

13
14 16.22.260. - Section R403.5 amended - Mechanical ventilation.

15 Section R403.5 of the International Energy Conservation Code is amended by the
16 addition of the following exception:

17 Exception: Combustion air intake for natural draft vented water heaters.

18
19 16.22.270. - Section R403.9.3 amended - Covers.

20 Section R403.9.3 of the International Energy Conservation Code is amended by
21 the deletion of sentence one and insert the following:

22 Heated pools and inground permanently installed spas heated to 90 degrees
23 Fahrenheit or higher shall be provided with a vapor-retardant cover.

24
25 Section 8. The International Existing Building Code Adopted

26 Chapter 16.40 of the Longmont Municipal Code is hereby repealed and reenacted to read
27 as follows:

28
29 16.40.010. - International Existing Building Code adopted.

30 Pursuant to Part 2 of Article 16 of Title 31 CRS, as amended, and Article IV,
31 Municipal Charter of the City of Longmont, Colorado, there is adopted as the
32 conservation code of the City, by reference thereto, the International Existing Building
33 Code 2012 Edition, including Resource Chapter A., published by the International Code

1 Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, that code to
2 have the same force and effect as if set forth herein in every particular save and except
3 such portions as are deleted, modified, substituted or amended in this chapter. The subject
4 matter of the adopted code includes minimum standards applicable to existing structures
5 in order to preserve and upgrade the inventory of such existing structures in the
6 community in order to serve the public health, safety and general welfare. All references
7 in this code to the International Existing Building Code are to the edition referenced
8 above.

9
10 16.40.020. - Copies - Filed for public inspection.

11 At the time of adoption, one certified true copy of the International Existing
12 Building Code, published by the International Code Council is on file in the office of the
13 City Clerk and may be inspected by any interested person between the hours of eight a.m.
14 and five p.m., Monday through Friday, holidays excepted. The city shall keep a copy of
15 the adopted code in the office of the chief enforcement officer for public inspection. The
16 building code, as finally adopted, is available for sale at the office of the city clerk, at a
17 price reflecting cost to the city as established by the city manager, pursuant to this
18 municipal code.

19
20 16.40.030. - Section 101.1 amended - Title.

21 Section 101.1 of the International Existing Building Code is amended by insertion
22 of “the City of Longmont” in the brackets.

23
24 16.40.040. - Section 101.2 amended - Scope.

25 Section 101.2 of the International Existing Building Code is amended by the
26 addition of the following:

27 All residential dwelling units must be equipped with smoke detection per Section
28 907 of the International Building Code and carbon monoxide detection per Section 908.7
29 of the International Building Code or Section R315 of the International Residential Code
30 as applicable.

1 16.40.050. - Section 106.3 amended - Approval of construction documents.

2 Section 106.3 of the International Existing Building Code is amended by
3 replacement of the first sentence as follows:

4 “When the building official issues a permit, the construction documents shall be
5 approved, in writing or by a stamp which states “APPROVED AS NOTED.” One set of
6 construction documents so reviewed shall be retained by the building official. The other
7 set shall be returned to the applicant, shall be kept at the site of the work and shall be
8 open to inspection by the building official or his or her authorized representative.
9

10 16.40.060. - Section 112 replaced - Board of Appeals.

11 Section 112 of the International Existing Building Code is deleted in its entirety
12 and replaced with the following:

13 For provisions relating to the board of appeals, see Chapter 16.30 of the
14 Longmont Municipal Code.
15

16 16.04.070. - Section 113 replaced - Violations.

17 Section 113 of the International Existing Building Code is amended by the
18 addition of the following:

19 113.1 Unlawful acts. It is unlawful for any person to erect, install, alter, repair,
20 relocate, add to, replace, demolish, use, occupy or maintain any building or structure, or
21 cause or permit the same to be done, in violation of this code.

22 113. 2 Violation Any person committing or permitting a violation of this code
23 commits a separate offense for each day or part of a day during which the violation
24 exists. Offenses are punishable according to Chapter 1.12 of the Longmont municipal
25 code.

26 113.3 Violation penalties. Imposition of one penalty for any violation shall not
27 excuse the violation nor permit it to continue, and all such persons shall correct or
28 remedy such violations or defect within a reasonable time.

29 113.4 Prosecution of violation. In addition to any other penalties, any violation of
30 this code is a public nuisance and shall be enjoined by a court of competent jurisdiction.
31 Nothing in this code shall prevent the city attorney from seeking appropriate legal or
32 equitable relief from any court of competent jurisdiction.
33

1 16.40.080. - Section 202 amended Definitions.

2 Section 202 of the International Existing Building Code is amended by the
3 addition of the following:

4 BEDROOM/SLEEPING ROOM: An enclosed space within a dwelling unit, used
5 or intended to be used for sleeping purposes, meeting the minimum area requirements of
6 the building code or containing a closet or similar area which is easily converted into a
7 closet (such space needs only doors to become a closet).

8 CHILD/CHILDREN: A person twelve years of age or younger.

9
10 16.40.090. - Section 301.1.1 amended - Prescriptive compliance method.

11 Section 301.1.1 of the International Existing Building Code is deleted in its
12 entirety.

13
14 16.40.100. - Section 301.1.3 amended - Performance compliance method.

15 Section 301.1.3 of the International Existing Building Code is deleted in its
16 entirety.

17
18 16.40.110. - Chapter 4 deleted - Prescriptive compliance method.

19 Chapter 4 of the International Existing Building Code is deleted in its entirety.

20
21 16.40.120 - Section 501.2 amended - Work area.

22 Section 501.2 of the International Existing Building Code is amended by the
23 addition of the following sentence:

24 When within any 24 month period, renovation, remodeling, modification or
25 additions to any existing occupancy exceeds 50% of the floor area, the entire occupancy
26 shall comply with the requirements of Chapter 9 of the International Fire and the
27 International Existing Building Codes.

28
29 16.40.130. - Section 801.3 amended - Compliance.

30 Section 801.3 #4 of the International Existing Building Code is amended by the
31 addition of the following:

32 Existing basement construction with ceiling heights below 6'8" in height shall not
33 be considered habitable space and are not subject to variances from the Master Board of

1 Appeals. The Building Official may allow existing basements with ceiling height
2 between 6'8" and 7' to be finished and or occupied as habitable space provided there is
3 no technically feasible solution to comply with the required ceiling height.
4

5 16.04.140. - Section 804.2 amended - Automatic sprinkler systems.

6 Section 804.2 of the International Existing Building Code is amended by addition
7 of the following exceptions:

8 Exceptions:

9 Group E day care facilities. Nine or fewer children in a dwelling unit. A facility
10 such as the one described in Section 305.1 in the International Building Code within a
11 dwelling unit and having nine or fewer children receiving such day care shall be
12 classified as a Group R-3 occupancy or shall comply with the International Residential
13 Code.

14 Institutional Group I-4, day care facilities. Nine or fewer children receiving care
15 in a dwelling unit. A facility such as the one described in Section 308.6.4 in the
16 International Building Code within a dwelling unit and having nine or fewer children
17 receiving custodial care shall be classified as a Group R-3 occupancy or shall comply
18 with the International Residential Code.

19 Residential Group R-3 care facilities. Care facilities that provide accommodations
20 for nine or fewer children receiving care located within a single family dwelling shall
21 comply with the International Residential Code.
22

23 16.40.150. - Section 810.1 amended - Compliance with the building code.

24 Section 810.1 of the International Existing Building Code is amended with the
25 addition at the end of the sentence with the following:

26 For increased demand for food handling or chemical waste see Section 1010 of
27 this code.
28

29 16.40.160. - Section 1012.1.1 amended - Compliance with Chapter 9.

30 Section 1012.1.1 of the International Existing Building Code is deleted in its
31 entirety and replaced with the following:

1 1012.1.1 Compliance with Chapter 9. The requirements of Chapter 9 of the
2 International Existing Building Code shall be applicable for the new occupancy
3 classification only.
4

5 16.40.170. - Section 1012.2 amended - Fire protection system.

6 Section 1012.2 of the International Existing Building Code is amended by
7 addition of the following exceptions:

8 Exceptions: Group E day care facilities. Nine or fewer children in a dwelling
9 unit. A facility such as the one described in Section 305.1 in the International Building
10 Code within a dwelling unit and having nine or fewer children receiving such day care
11 shall be classified as a Group R-3 occupancy or shall comply with the International
12 Residential Code.

13 Institutional Group I-4, day care facilities. Nine or fewer children receiving care
14 in a dwelling unit. A facility such as the one described in Section 308.6.4 in the
15 International Building Code within a dwelling unit and having nine or fewer children
16 receiving custodial care shall be classified as a Group R-3 occupancy or shall comply
17 with the International Residential Code.

18 Residential Group R-3 care facilities. Care facilities that provide accommodations
19 for nine or fewer children receiving care located within a single family dwelling shall
20 comply with the International Residential Code.
21

22 16.40.180. Section 1012.2.1 amended - Fire sprinkler system.

23 Section 1012.2.1 of the International existing Building Code is amended with the
24 following exception:

25 Exception: Where the change of occupancy to a grade level Group A occupancy
26 meets all of the following:

- 27 1. Total area of occupancy change is not more than 2,500 square feet
- 28 2. Occupant load of the public use area is less than 100
- 29 3. The total area where the occupancy change occurs must be detected
30 throughout with an automatic fire alarm and detection system.

1 16.40.190. - Section 1301.2 - amended Conformance.

2 Section 1301.2 of the International Existing Building Code is amended replacing
3 sentence one with the following:

4 The building shall be made safe for human occupancy as determined by the
5 International Fire Code, International Property Maintenance Code and the International
6 Energy Conservation Code.

7 16.40.200. - Section 1301. 2 amended – Conformance.

8 Section 1301.2 of the International Existing Building Code is amended by the
9 addition of the following sentence:

10 A pre-move inspection by the City of Longmont Building Inspection Division and
11 a performance bond by the contractor are required prior to the building being moved.

12
13 16.40.210. - Chapter 14 deleted Performance compliance method.

14 Chapter 14 of the International Existing Building Code is deleted in its entirety.

15
16 Section 9. Validity

17 To the extent only that they conflict with this ordinance, the council repeals any
18 conflicting ordinances or parts of ordinances. The provisions of this ordinance are
19 severable, and invalidity of any part shall not affect the validity or effectiveness of the
20 rest of this ordinance. Neither the adoption of this ordinance nor its action repealing or
21 amending any other ordinance of the City of Longmont shall, in any manner affect
22 prosecution for violations of ordinances committed before the effective date of this
23 ordinance. This ordinance shall not waive any license, fee or penalty due and unpaid
24 under pre-existing ordinances on its effective date. This ordinance shall not affect any
25 pre-existing ordinances on the collection of any license, fee or penalty, or the penal
26 provisions applicable to any violation thereof. This ordinance shall not affect the validity
27 of any bond or cash deposit required under any ordinance. All rights and obligations
28 under such security shall continue in full force and effect.

29
30 Section 10. Effective date

31 This ordinance shall become effective on January 1, 2013

Introduced this 20th day of November, 2012.

Passed and adopted this 18th day of December, 2012.

Dennis L Coonls
MAYOR



ATTEST:

Valencia H. Skiff
CITY CLERK

NOTICE: THE COUNCIL WILL HOLD A PUBLIC HEARING ON THIS ORDINANCE AT 7:00 P.M. ON THE 18th DAY OF December, 2012, IN THE LONGMONT COUNCIL CHAMBERS.

APPROVED AS TO FORM:

[Signature]
ASSISTANT CITY ATTORNEY

11/8/12
DATE

[Signature]
PROOFREAD

11-8-12
DATE

APPROVED AS TO FORM AND SUBSTANCE:

[Signature]
ORIGINATING DEPARTMENT

11/8/12
DATE

File: 8961